AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
a. Increasing  
  Moderately  
  Decreasing  
  Static  
b. Class and Occupation: Business & professional men, skilled artisans & lower paid  
  white-collar & WPA workers. Income $700-$1800  
c. Foreign Families: Few%  
  Nationalities: Japs near business district  
  Alhambra  
d. Negro: 0%  
e. Shifting or Infiltration: None apparent

2. BUILDINGS:  
   a. Type and Size: Predominating 85%  
      5-6 rooms  
      Other Type 15%  
      4-room bungalows, duplexes & multi-family  
   b. Construction: Frame & stucco  
   c. Average Age: 15 years  
   d. Repair: Fair  
   e. Occupancy: 95%  
   f. Owner-occupied: 50%  
   g. 1935 Price Bracket: $2750-4000  
   h. 1937 Price Bracket: $3000-4500  
   i. 1939 Price Bracket: $3000-4500  
   j. Sales Demand: Fair  
   k. Predicted Price Trend (next 6-12 months): Static  
   l. 1935 Rent Bracket: $17.50-35  
   m. 1937 Rent Bracket: $25.00-40  
   n. 1939 Rent Bracket: $25.00-40  
   o. Rental Demand: Good  
   p. Predicted Rent Trend (next 6-12 months): Static  

3. NEW CONSTRUCTION (past yr.): Type & Price: 5-6 room $4250-$5500 How Selling: Moderately

4. OVERHANG OF HOME PROPERTIES:  
a. HOLC: 5  
b. Institutions: Few

5. SALE OF HOME PROPERTIES (past yr.):  
a. HOLC: 13  
b. Institutions: Few Limited & selective

6. MORTGAGE FUNDS, except F.H.A.: Total Tax Rate per $1000 (1938-): $52.23

7. DESCRIPTION AND CHARACTERISTICS OF AREA:  
Terrain: Level to hillside and vacant hilltops. Some construction hazards. Land improved 25%. Zoning is predominantly single-family with many blocks permitting duplexes and some zoned for larger multiples. Conveniences are all readily available including rapid transit to Los Angeles City Center upon both Huntington Drive and Valley Blvd. Development began in this area many years ago but has never had any particular direction. During the past few years under stimulus of FHA financing (both Title I & Title IV) quite a little activity has developed. Construction has a wide range of quality running from standard to poor substandard. Maintenance is spotted and is only fair at best. Population, improvements and architectural designs are all heterogeneous. New construction which is generally of good quality is largely in four districts: between Minto & Thelma near Huntington Drive; Chadwick & Templeton St.; Lombardy Ave. along Ridgott near Ithaca, and along the winding hillside streets on the south slopes of the hills to the south of Valley Blvd. This development indicates that in time this area should be broken down and regraded. Currently, however, it is treated as a whole and accorded a "moderate yellow" grade.

Chadwick Drive - Templeton St. Dist.


CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.