AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  Slowly  Decreasing  Static  
   b. Class and Occupation: Business & professional men, white-collar workers, retired  
   c. Foreign Families  Few  Nationalities  None subversive  
   d. Negro  0  
   e. Shifting or Infiltration  None apparent  

2. BUILDINGS:  
   a. Type and Size  5-6 room  
   b. Construction  Frame & stucco  
   c. Average Age  25 years  
   d. Repair  Fair to good  
   e. Occupancy  97%  
   f. Owner-occupied  65%  
   g. 1935 Price Bracket  $2500-4500  
   h. 1937 Price Bracket  $2500-4500  
   i. 1939 Price Bracket  $2500-6000  
   j. Sales Demand  Poor to fair  
   k. Predicted Price Trend (next 6-12 months)  Static  
   l. 1935 Rent Bracket  $25-40  
   m. 1937 Rent Bracket  $25-40  
   n. 1939 Rent Bracket  $25-40  
   o. Rental Demand  Good  
   p. Predicted Rent Trend (next 6-12 months)  Static  

3. NEW CONSTRUCTION (past yr.)  
   Type & Price  $4000-$5000  How Selling  Owner built

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

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

6. MORTGAGE FUNDS:  
   FHA  

7. TOTAL TAX RATE PER $1000 (1938)  $61.40  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Sloping to hillside in northeast part. No construction hazards. Land improved 60%. 
   All conveniences but transportation in parts is not readily available. This far-flung area is 
   extremely spotted and there are wide divergencies in characteristics and there are scattered 
   blocks throughout which would qualify for a higher grade than assigned. Along Orange Grove 
   west of Baldwin are several old mansions occupying extensive grounds. Construction and 
   maintenance are generally of good quality and population as a whole is stable and harmonious. 
   Lack of uniformity as to age and architecture gives the area a heterogeneous aspect. Many 
   semi-retired people suffering from tubercular and asthmatic tendencies reside in area. The 
   area is accorded a "medial yellow" grade. The few subversive racial elements in the city 
   are confined and scattered throughout that portion of city shown as the business district and 
   so zoned.

9. LOCATION: Sierra Madre  SECURITY GRADE: 3rd  AREA NO.: C-41  DATE: 4/28/39