AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Slowly
   b. Class and Occupation: people, laborers, etc. Income $1200-$2500 & up
   c. Foreign Families: Few
   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: $2250-$4500
   h. 1937 Price Bracket: $2500-$4500
   i. 1939 Price Bracket: $2500-$6000
   j. Sales Demand: Poor to fair
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $25-$35
   m. 1937 Rent Bracket: $25-$40
   n. 1939 Rent Bracket: $25-$40
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.)
   Type & Price: 5-6 room
   %change: $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 (1937-1938): $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