AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Slowly Decreasing Static
   b. Class and Occupation: Retired people, tubercular invalids, skilled & semi-skilled
   c. Foreign Families: Few Nationalities: Mostly non-subversive
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: Predominating 75%, Other Type 25%
      - 4-5 room
      - 6-room Frame
   b. Construction: Frame - few stucco
      - Duplexes
      - Bungalow Courts
   c. Average Age: 18 years
      - 8-10 room - 2 story
      - Shacks
   d. Repair: Poor to fair
   e. Occupancy: 92%
   f. Owner-occupied: 60%
   g. 1935 Price Bracket: $2000-3000
      - % change
   h. 1937 Price Bracket: $2350-3350
      - % change
   i. 1939 Price Bracket: $2850-3350
      - % change
   j. Sales Demand: Poor
   k. Predicted Price Trend: (next 6-12 months)
      - Static
   l. 1935 Rent Bracket: $20-35
      - % change
   m. 1937 Rent Bracket: $20-40
      - % change
   n. 1939 Rent Bracket: $20-40
      - % change
   o. Rental Demand: Fair
   p. Predicted Rent Trend: (next 6-12 months)
      - Static

3. NEW CONSTRUCTION (past yr.):
   - Type & Price: $2350-$4500
   - How Selling: Moderately

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 3
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 7
   b. Institutions: Few

6. MORTGAGE FUNDS: selective

7. TOTAL TAX RATE PER $1000 (1939) $49.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Level terrain except in northeast where it is sloping to hillside. 50% developed.
   No construction hazards except flood washes at western and eastern sides of area.
   This is a typical small town area comprising dwellings of every age, type and description.
   In order to properly break area up into homogeneous areas, it would require innumerable small areas.
   Maintenance in area as a whole is just fair.
   New construction is scattered throughout area without regard for neighborhood desirability.
   There are innumerable dead-end streets occasioned by lack of railroad over or under passes.
   Although the western half of the area is separated from the eastern half by the business district,
   it bears the same general characteristics and is subject to the same influences.
   All conveniences are adjacent to most of area. Small section in northeast along Valle Vista and Norumbega is
   below the area average. A number of sanitariums and "rest homes" are located in
   the foothills in northeast part of area, but is too small to grade separately.
   The section south of Whittocks and east of Shamrock is far above the area average
   but is also too small to grade separately—most of new construction is concentrated here.

9. LOCATION: Monrovia

   SECURITY GRADE 3rd

   AREA NO.: C-42
   DATE: 5/2/39
   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.