**AREA DESCRIPTION**

Security Map of **LOS ANGELES COUNTY**

1. **POPULATION:**
   a. Increasing
   b. Class and Occupation: Business & professional men, Motion picture employees, white collar workers, etc. Income $1800-$3600 & up.
   c. Foreign Families: Few%
   d. Negro: None
   e. Shifting or Infiltration: Threat of infiltration of subversive racial elements and encroachment of business

2. **BUILDINGS:**
   a. Type and Size: 5 & 6 rooms, 7 - 10 rooms
   b. Construction: Frame & stucco, Frame and brick
   c. Average Age: 20 years, 25 years
   d. Repair: Fair to good, Fair to good
   e. Occupancy: 98% all types, 98%
   f. Owner-occupied: 55%, 65%
   g. 1935 Price Bracket: $4500-$5250, $5500-$6250
   h. 1937 Price Bracket: $5000-$6000, $6500-$7500
   i. 1939 Price Bracket: $5000-$6000, $6500-$7500
   j. Sales Demand: Fair, Poor
   k. Predicted Price Trend: Static, Static
   l. 1935 Rent Bracket: $35-45, $50-60
   m. 1937 Rent Bracket: $37.50-50, $55-70
   n. 1939 Rent Bracket: $37.50-50, $55-70
   o. Rental Demand: Good, Poor
   p. Predicted Rent Trend: Static, Static

3. **NEW CONSTRUCTION:**
   (past yr.) No
   Type & Price: 6 rooms
   How Sold: Owner built

4. **OVERHANG OF HOME PROPERTIES:**
   a. HOLC: 2
   b. Institutions: Many

5. **SALE OF HOME PROPERTIES:**
   a. HOLC: 6
   b. Institutions: Many

6. **MORTGAGE FUNDS:** Ample

7. **TOTAL TAX RATE PER $1000** (1939): $52.70

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**

   Terrain: Level, with no construction hazards. Land improved 95%. Deed restrictions have largely expired and zoning permits up to 4 family dwellings. Conveniences are all readily available. This area was subdivided some 30 years ago with ample deed restrictions, most of which have now expired. Two main business thoroughfares (Hollywood & Sunset Blvds) traverse the area and a third (Franklin Ave.) forms its northern boundary. Some high class apartment houses are located upon these arterial highways. Off the business streets the area is zoned to permit 4 family dwellings, but improvements are predominantly old single family residences, many of which are still occupied by original owners. Construction is of sound character and maintenance generally shows pride of ownership. Architectural designs are antiquated and type of improvements vary greatly in size. Population is beginning to incline toward heterogeneity. Area is said to suffer from improper drainage and to be infested with termites. Increasing lot values is partially offsetting depreciation and obsolescence. On the basis of 1 to 4 family dwelling area it is accorded a "medial yellow" grade.

9. **LOCATION:** Hollywood SECURITY GRADE: 3rd AREA NO. C-83 DATE 2/23/39

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