AREA DESCRIPTION

   
   
   
c. Shifting or Infiltration. 
   
d. Negro 0 %  

2. BUILDINGS:  
   a. Type and Size  b. Construction  c. Average Age  d. Repair  
   e. Occupancy  f. Owner-occupied  
   g. 1935 Price Bracket  h. 1937 Price Bracket  i. 1939 Price Bracket  
   j. Sales Demand  k. Predicted Price Trend  
   l. 1935 Rent Bracket  m. 1937 Rent Bracket  n. 1939 Rent Bracket  
   o. Rental Demand  p. Predicted Rent Trend  
   
a. Predominating  75 %  b. Other Type  25 %  

3. NEW CONSTRUCTION (past yr.) No. 1 Type & Price $25,000 How Selling Built to

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

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

6. MORTGAGE FUNDS: Limited  

7. TOTAL TAX RATE PER $1000 (1937-8) $52.30 

8. DESCRIPTION AND CHARACTERISTICS OF AREA: 

Terrain: Level with favorable grades, no construction hazards. Land improved 95%. Deed restrictions have expired, except for protection against racial hazards. Conveniences are all readily available. This was at one time the "bon ton" section of Los Angeles and many original owners still live here. The pattern of this area was formed under deed restrictions of high caliber which were rigidly enforced. Consequently, the decline of the area will be very gradual. Construction, maintenance and architectural designs are of splendid character, and population generally has retained its homogeneity. The late E.L. Doheny had much to do with the development of the district and his development of Chester Place, where members of his family still reside, has had much to do with the stabilization of residential values. Proximity to the University of Southern California is responsible for the many fraternity houses which are located in the area, mostly along 28th St. The trend of the area is definitely toward high class apartment houses and other residential income structures. The area is accorded a "high yellow" grade.

9. LOCATION Chester Place & St. James Park

SECURITY GRADE: 3rd + AREA NO. C-124 DATE 3/3/39