AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
a. Increasing  
   Decreasing  
   Static  
   Yes  
   No  

   Professional people, retired capitalists & white collar workers. Income $2000-$5000 a year.

b. Class and Occupation

   Income $2000-$5000 a year.

c. Foreign Families

   Nationalities: 
   d. Negro

   Shift or Infiltration: 
   Race restrictions protect against racial hazards.

2. BUILDINGS:

   a. Type and Size

   Predominating: 10 to 12 rooms  
   Multi-Family Structures:  
   Fraternity houses: etc.

   OTHER TYPE:  
   Small dwellings  

   b. Construction

   Stucco, frame & masonry  
   Fraternity houses

   c. Average Age

   35 years

   d. Repair

   Good

   e. Occupancy

   99%

   f. Owner-occupied

   40%

   g. 1935 Price Bracket

   $5000-10,000

   h. 1937 Price Bracket

   $7500-12,500

   i. 1939 Price Bracket

   $7500-12,500

   j. Sales Demand

   Poor

   k. Predicted Price Trend

   Static

   (next 6-12 months)

   l. 1935 Rent Bracket

   $50-80

   m. 1937 Rent Bracket

   $60-90

   n. 1939 Rent Bracket

   $60-100

   o. Rental Demand

   Good

   p. Predicted Rent Trend

   Static

   (next 6-12 months)

   Frat house, 14 rms., stucco

3. NEW CONSTRUCTION (past yr.)

   a. Type & Price

   $25,000

   How Selling

   Built to order

4. OVERHANG OF HOME PROPERTIES:

   a. HOLC

   2

   b. Institutions

   Few

5. SALE OF HOME PROPERTIES (3 yr.)

   a. HOLC

   4

   b. Institutions

   Few

6. MORTGAGE FUNDS

   Limited

7. TOTAL TAX RATE PER $1000 (1937) $52.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level with favorable grades, no construction hazards. Land improved 95%. Race 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. 124

   DATE 3/8/39