AREA DESCRIPTION

Security Map of Los Angeles County


b. Class and Occupation: Business & professional men, white collar workers, artisans, laborers, etc. Income $1500-$2500

c. Foreign Families: None

d. Nationalities: None

e. Shifting or Infiltration: None

2. BUILDINGS:

a. Type and Size: 5 & 6 rooms
b. Construction: Frame & stucco

c. Average Age: 25 years

d. Repair: Excellent

e. Occupancy: 98%
f. Owner-occupied: 70%

g. 1935 Price Bracket: $2500-3500

h. 1937 Price Bracket: $2500-3500

i. 1939 Price Bracket: $2500-3500

j. Sales Demand: Moderate

k. Predicted Price Trend (next 6-12 months): Static

l. 1935 Rent Bracket: $20-$35

m. 1937 Rent Bracket: $20-$35

n. 1939 Rent Bracket: $20-$35

o. Rental Demand: Moderate

p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.):

a. Type & Price: $600-$6000

4. OVERHANG OF HOME PROPERTIES:

a. HOLC: 2

5. SALE OF HOME PROPERTIES (past yr.):

a. HOLC: 2

6. MORTGAGE FUNDS:

Ample

7. TOTAL TAX RATE PER $1000 (1937-1939):

County $37.30-City $15.00 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Lowl to rolling with slope from northeast to southwest. Heavy adobe soil causes slight construction hazard. Land improved 85%. Deed restrictions have quite generally expired. Zoning is mixed, but is quite generally multi-family. Area, however, is 95% single-family development. Conveniences are all readily available. Public improvements are of good quality. This is an old residential district and, while heterogeneous in its improvements, is still highly regarded. The eastern section is older, most of the new dwellings being in the western part. Construction of both old and new improvements is of standard quality, and maintenance is generally of acceptable character, although somewhat spotted. Population is homogeneous. A number of the larger old residences have been converted into student boarding houses. Broad, shaded streets add charm to the area. This area has been declining for a number of years but, owing to its stability, it will be many years before it becomes blighted. It is, therefore, accorded a "medium yellow" grade.

9. LOCATION: Whittier

SECURITY GRADE: 3rd

AREA NO.: C-133

DATE: 4/26/39