AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:  
a. Increasing: Slowly  Decreasing:  Static  

b. Class and Occupation: Skilled artisans, factory workers, small business men & white collar workers. Income $1200 to $2500  
c. Foreign Families:  Nationalities: None  
d. Negro: 0%  
e. Shifting or Infiltration: None apparent  

2. BUILDINGS:  
   **PREDOMINATING**  |  **OTHER TYPE**  
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   a. Type and Size: 4 and 5 rooms  
   b. Construction: Frame & Stucco  
   c. Average Age: 17 years  
   d. Repair: Fair to good  
   e. Occupancy: 98%  
   f. Owner-occupied: 50%  
   g. 1935 Price Bracket: $2500-3500  
   h. 1937 Price Bracket: $2500-3500  
   i. 1939 Price Bracket: $2500-3500  
   j. Sales Demand: Fair  
   k. Predicted Price Trend (next 6-12 months): Static  
   l. 1935 Rent Bracket: $20-30  
   m. 1937 Rent Bracket: $25-35  
   n. 1939 Rent Bracket: $25-35  
   o. Rental Demand: Good  
   p. Predicted Rent Trend (next 6-12 months): Static  

3. NEW CONSTRUCTION (past yr.):  
   Type & Price: $24500  How Selling: Moderately

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

5. SALE OF HOME PROPERTIES (last yr.):  
   a. HOLC: 14  
   b. Institutions: Many

6. MORTGAGE FUNDS:  

7. TOTAL TAX RATE PER $1000 (1937): $52.73

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level, with favorable grades. No construction hazards. Land improved 85%. Deed restrictions have generally expired except those providing protection against racial hazards. Zoning is mixed ranging from single family to small multiples. Conveniences are all readily available. This subdivision was placed on the market during the boom period of the early 20's and lots were sold at high prices. The district suffered severely from foreclosures. However, repossession sold readily - one institution reports 35 sales during 1936 and 1937 with none left now. This is a workingman's district and is very popular owing to its favorable location with relation to industry and downtown business districts. Construction is somewhat spotted being generally of a low standard quality. Maintenance is usually of good character. Population and improvements are inclined to heterogeneity. Near Hoover St. and Vermont Ave., which are traffic arteries, are a number of scattered multi-family structures ranging from duplexes and bungalow courts to small apartment houses. The northern and southern tier of blocks are less attractive and of slightly lower grade. The district was formerly subject to flood but is now protected against this threat by an efficient system of drainage. Detrimental features are few and of minor nature. The area is therefore accorded a "medium yellow" grade.

9. LOCATION: Southwest  SECURITY GRADE: 3rd  AREA NO.: C-139  DATE: 3/14/39