AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION: 
   a. Increasing Slowly
   b. Decreasing
   c. Static
   
   b. Class and Occupation: Skilled artisans, factory workers, small business men & white-collar workers. Income $1200 to $2500
   
   c. Foreign Families 5% Nationalities: None
   d. Negro 0%
   
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   PREDOMINATING
   a. Type and Size 4 and 5 rooms 90%
   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 % change $ change
   h. 1937 Price Bracket $2500-3500 % $ change
   i. 1939 Price Bracket $2500-3500 $ %
   j. Sales Demand Fair
   k. Predicted Price Trend Static (next 6-12 months)
   l. 1935 Rent Bracket $20-30 % change $ change
   m. 1937 Rent Bracket $25-35 % $ change
   n. 1939 Rent Bracket $25-35 % $
   o. Rental Demand Good
   p. Predicted Rent Trend Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.): Type & Price 5 $4500 How Selling Moderately


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

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1939) $52.75

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, reposessions 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 natures. The area is therefore accorded a "medial yellow" grade.

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