### Area Description

**Name of City:** San Jose, California  
**Security Grade:** Green  
**Area No.:** A-1

#### Description of Terrain
Level with good drainage. Approximately 40 feet higher than major portion of city.

#### Favorable Influences
Homogeneous neighborhood of high income population and substantial homes. Convenient to schools and all business and social centers.

#### Detrimental Influences
None

#### Inhabitants
- **Professional, executives,**
  - Type of business men, bankers
  - Foreign-born
  - Negro
  - Infiltration of
  - Population is increasing
- **Inhabitants:**
  - Type: Professional, executives
  - Estimated annual family income: $3600 - up
  - Foreign-born: 5%
  - Negro: 0%
  - Infiltration of: Yes
  - Population is increasing: Yes

#### Buildings
- **1 and 2 story**
  - Type or types: 5 to 10 room
  - Type of construction: stucco-some brick
  - Average age: 10 yrs. (new to 25 yrs.)

#### History
<table>
<thead>
<tr>
<th>Year</th>
<th>Sale Values</th>
<th>Rental Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929</td>
<td>Level range: $6,000-12,000</td>
<td>$60 - 125</td>
</tr>
<tr>
<td>1933</td>
<td>Low range: 3,000-6,000</td>
<td>30 -</td>
</tr>
<tr>
<td>Current</td>
<td>Range: 6,000-20,000</td>
<td>65 - 125</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1937 and were 10% of the 1929 level. Peak rental values occurred in 1937 and were 107% of the 1929 level.

#### Occupancy
- Land: 50%
- Dwelling units: 100%
- Home owners: 90%

#### Sales Demand
- Good
- 8,000 to 9,000
- Activity is Good

#### Rental Demand
- Good
- Activity is Good

#### New Construction
- Types: $8500-30,000 singles
- Amount last year: 36 singles

#### Availability of Mortgage Funds
- Home purchase: Ample
- Home building: Ample

#### Trend of Desirability Next 10-15 Years
Upward

#### Clarifying Remarks
Zoned single-family residential with provision for shopping district at corner of Naglee and Park Avenues. The eastern part of area has been a choice residential section for a number of years. The western part from Park Avenue has been largely built up in the past five years and is the most popular residential section of the city at the present time. What was formerly known as "Naglee Park" has been recently transformed by the city into a municipal rose garden of great charm and beauty. The "green hatched" district west and north of this area is now an orchard but seems destined to become a part of this area, although it is at the present outside the city limits.

Information for this form was obtained from W.L. Atkinson, W. Bunken... 

**Date:** September 1, 1937

**Preparation:**
- W.L. Atkinson, W. Bunken, W.P. Rice, Ralph F. Frethose, City of San Jose Building Department.