AREA DESCRIPTION

1. NAME OF CITY  San Jose, California  SECURITY GRADE  High Blue  AREA NO.  B-8

2. DESCRIPTION OF TERRAIN.  Level to gently sloping.

3. FAVORABLE INFLUENCES.  Harmonious development of single-family dwellings. High grade neighborhood. Convenience to schools of all grades.

4. DETRIMENTAL INFLUENCES.  None

5. INHABITANTS:  Professional; executives;
   a. Type retired capitalists;  b. Estimated annual family income $3,000 upward;
   c. Foreign-born No;  d. Negro No;  e. Infiltration of Remote;
   f. Relief families No;  g. Population is increasing Slowly;  decreasing; static.

6. BUILDINGS:  1 and 2 story;  b. Type of construction Stucco, brick & frame;
   c. Average age 20 years;  d. Repair Good

7. HISTORY:
   SALE VALUES

   YEAR  RANGE  PREDOMINATING
   1929 level 5 to 8 rooms  $7,000-15,000  $8,000  100%
   1933 low 4,000-8,000  4,500  50
   current 7,000-15,000  8,000  100

   RENTAL VALUES

   RANGE  PREDOMINATING
   50-80  $60  100%
   25-40  50
   125

   Peak sale values occurred in 1937 and were 100% of the 1929 level.
   Peak rental values occurred in 1937 and were 125% of the 1929 level.

8. OCCUPANCY:  a. Land 85%;  b. Dwelling units 100%;  c. Home owners 90%

9. SALES DEMAND:  a. Good;  b. $8,000 singles;  c. Activity is Good

10. RENTAL DEMAND:  a. Good;  b. $75 singles;  c. Activity is Good

11. NEW CONSTRUCTION:  a. Types $9,000 singles;  b. Amount last year 6 singles


13. TREND OF DESIRABILITY NEXT 10-15 YEARS  Upward for next ten years, then static.

14. CLARIFYING REMARKS:  Zoned single-family residential and protected by deed restriction. This and Area A-2, which it surrounds, is known as the Eagles Park District. The two areas are identical except for percentage of land occupancy and age of improvements. Conformity is uniform, and structures are sound and well-maintained. The district has great charm of appearance and an atmosphere of dignity. Land values run around $60 per front foot. While the area is graded "high blue" on account of average age and high percentage of the development, it has all the characteristics of a "green" area, and highest term loans can be safely negotiated on the newer structures. The "blue Hatched" district directly south may easily develop into an "A" area. The new high school recently purchased six or seven blocks south will greatly enhance the desirability of this entire section of the city when the school is in operation.

15. Information for this form was obtained from built and in operation.

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