Covers the Torrance District Like a Blanket.

# The Torrance Herald

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# WILL VOTE ON ANNEXATION DEC. 8

# PASS IMPROVEMENT RESOLUTION

## TRUSTEES SET DATE MONDAY

### Polling Place Centrally Located at Rogers Garage on Boulevard

### EXPECT L. A. OPPOSITION

### Committee Believes 'City' Is Against Closing of Wide Breach

Voters in the area west of Torrance will ballot on the question of annexation to Torrance on Tuesday, Dec. 8.

The date of the election was set Monday night at a special meeting of the Torrance Board of Trustees, to which body the petition requesting an election was presented by voters in the territory affected. The ordinance calling the special election was passed through first reading. Next Monday night it will be passed through second and third readings and become effective.

**Law Explained**

**The law governing annexation proceedings provides that notice of the election be published in a newspaper not published in the city to which annexation is sought. The trustees wished this to be explained so that voters in the territory affected would understand why the notice is published in a paper outside of Torrance.**

The polling place for the election on Dec. 8 will be at Rogers garage, which is centrally located in the district, at 1859 Redondo boulevard.

In naming the polling place the trustees acted entirely on the suggestion of voters in the district, who made known their desires at a meeting with Carl L. Hyde, secretary of the Torrance Chamber of Commerce, last Friday night.

Mr. Hyde is acting as secretary of the annexation committee for the people of the district, at their request, and reports that the proposal for annexation has been greeted with favor by a majority of voters in the area.

**Taxes Are Lower**

Mr. Hyde is preparing a table of comparative taxes for cities and unincorporated areas in Southern California. This table, setting forth the tax rates prevailing in various cities and districts, will be published in these columns next week.

**The rate for the incorporated area between Torrance and Redondo for this year is 19 cents per $100 assessed valuation higher than the rate paid by owners of property in the city of Torrance.**

**The annexation committee in the district affected is anticipating a little opposition to the annexation proposal. This anticipation is based on the belief that the city of Los Angeles looks with disfavor on a movement which would close up the breach between Torrance and Redondo and thus prevent Los Angeles from annexing any territory between the two cities or from "widening the shoestring strip on the west side" in accordance with the program of annexation now being considered in Los Angeles and recommended by newspapers in that city.**

## No Oil Showing At Either Test Well, Is Report

No appreciable showing of oil has been encountered at the A. T. Jergins Trust wildcat well in the Palos Verdes Hills, it was officially announced Tuesday, when the bottom of the hole was at 2200 feet. The Narbonne No. 1 of the Petroleum Securities Company (Doheny) is down below 3000 feet and it is asserted that no promising strata have been picked up.

## Former Local Realtor Writes From Florida on Conditions In Boom Cities of Southeast

G. M. Knapp, Long Beach realtor and well known in Torrance and Lomita, where he handled many real estate transactions, is in Florida, where he has written an illuminating letter to Gilbert, Hansen and Page, Torrance realtors, on conditions in the boom belts of Miami and Jacksonville. Mr. Knapp's letter follows in full.

Pershing Hotel, Miami, Fla.,
October 16, 1925.

To my friends who have requested me to write to them my views on the Florida boom:

I will try to write to cover things here in a general way as I see them. First, I will mention that I was here 14 years ago and will show some unbelievable comparisons as to prices in real estate in that time. The land actually looks the same as it did 14 years ago. Especially is this true of certain property I will later mention in Palm Beach. Also keep in mind that the center of this boom is Miami; but when I entered Jacksonville I found the boom had begun to have its effect on that town and a great many new subdivisions were under way there. And to my astonishment a most beautiful subdivision facing on the St. John's River, which was put on the market 15 years ago, had just begun to show development. The choicest building site in the tract, with about 500 feet of river frontage, which could have been bought when first opened up for not to exceed $1000, is now held at $50,000, and has never had a dollar's worth of work done to it to this day. It is in my judgment priced at least five times too high.

**They Are Jealous**

Jacksonville has the same feeling toward Miami that San Francisco has toward Los Angeles. Jacksonville knocks Miami, while Miami has nothing to say against Jacksonville; and yet Miami is the better developed city.

When I left California our Auto Club gave me a map showing all good, paved roads between Jacksonville and Miami. We had good pavement seven miles out of Jacksonville, then narrow, one-car width brick pavement, with a few stretches of unpaved road, until three miles out of St. Augustine. There was only about twenty miles of unpaved roads all the way to Miami, which included five bad detours. The brick pavement from Jacksonville to St. Augustine was the roughest road I ever traveled. About 100 miles of the 394 miles is one car width and worse than the unpaved stretches.

**It's Mighty Hot**

The actual reason I left Florida in 1911 was on account of the mosquitoes. We have been literally eaten up by mosquitoes and sand flies on this trip; but not bothered very badly with them in or near Miami. The night I spent in Jacksonville on the way down here was the only night free of insects, and that was possibly because I had an electric fan going at full speed over my bed all night. The weather has been hot ever since I arrived—a sticky heat—such that makes me feel about half the time I am taking a Turkish bath with my clothes on. One of the head salesmen with the Coral Gables subdivision (that is the subdivision with which Mr. Bryan was formerly associated) very frankly admits in his sales talk that in Miami every afternoon at 2 o'clock everybody has a Turkish bath absolutely free. However, there should be a let-up ot this heat, as it usually breaks about Nov. 1st to 30th.

Now, about the boom. One can hardly conceive of such a boom and it is impossible to describe, but I will try to tell you something of it and conditions here in general.

**Like Stock Exchange**

The nearest thing I have ever seen to this boom is the pit in the New York Stock Exchange, only the Stock Exchange trading is very mild compared to the real estate trading here at times. I would also liken it to buying oil stocks, only when the oil stock does not pan out you tear it up and forget about it; but when the boom is over here, there will still be taxes to pay. Nine-tenths of the buying here is being done with the idea of selling to someone else at a profit, and nowhere else in the world have prices soared to such high levels above actual value based on the possible interest or income return. I found in the city limits of West Palm Beach, on the Dixie Highway, frontage is selling at from $3000 to $6000 per front foot. An equal comparison to these prices would be to suppose that frontage on the Long Beach-Los Angeles American Avenue boulevard was selling at $5000 to $10,000 a front foot at, say, Compton city limits, to Main street, Compton; and suppose that Los Angeles Western avenue frontage at about 120th street was selling at $5000 a front foot. We would by far have more justification for such prices in Los Angeles than they have here for their prices. The Long Beach boulevard frontage above referred to, I believe, can be bought for not to exceed $100 to $200 a front foot, and the Western avenue frontage at about $100 a front foot.

**Half New York There**

Miami prices will also show a like comparison. To hold the prices they are now getting here for real estate, they will have to move one-half of New York City down here; and from the looks of the people here now, half of Jewish New York is already here, but not with the intention of staying. They are here only to speculate in real estate—then back to where they came from. At the present time in Miami there are at least five men to each woman, and it is well that there are not many women here, for accommodations are poor and very expensive. Single rooms in private homes rent from $15 to $50 a week per person. Hotel rooms run from $6 to $60 per day, with very few accommodations at the lower figure. A hotel room which in Los Angeles would bring $3 per day, readily brings $12 here. Rooms such as our Los Angeles Biltmore and the Ambassador can offer at $8 to $10 per day are rented in advance for the season here at $40 to $60 per day.

While driving seventeen blocks from the ocean and fifty blocks from the center of Miami yesterday I noticed a four-room frame bungalow for rent and stepped in to get their price. They quoted me $2750 rental for the six-months season. This bungalow would not equal a house I sold in Virginia City, a subdivision near Long Beach, for $2850. The sale price for this four-room house is $13,500. Houses like I built in Torrance, California, and sold for $6000 each, located here on a lot that could be bought for $3000, would readily bring $15,000. The building shortage here is worse than it was at any place in the United States during the late war. At the present time, due to the city having only a single-track railroad, the F. E. C., there is an embargo on the shipping of anything into Miami except food and absolute necessities. This ties up most of the present buildings under construction, except of course a few of the

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## Heads Labor

William Green, who was chosen to succeed the late Samuel Gompers as president of the American Federation of Labor has again been elected to that office.

## Lomita Eleven Plays Torrance High on Friday

### Game Between Neighboring Schools Attracts Much Interest

Students of Torrance and the Nathaniel A. Narbonne High Schools are enthused over the prospects of the football game to be played by teams of the two schools at the Lomita grounds Friday afternoon.

The Lomita team, defeated by Downey last week, is determined to win against Torrance, and the Torrance eleven is equally determined to take the Lomitans into camp.

Interest in the two teams has spread to the adults in both Lomita and Torrance, and a large crowd is expected to witness the game Friday.

## Torrance Woman Is Victim of Apoplexy

Mrs. Adalade C. Dalglish, 72, succumbed to apoplexy last Saturday at the home of her son, W. E. Dalglish, of 2215 Gramercy avenue.

Mrs. Dalglish, a native of Vermont, had been a resident of Torrance for four years. She is survived by her husband, James Dalglish, and three sons, J. R. and James Dalglish, of St. Paul, Minn., and William Dalglish, of Torrance.

Mass was celebrated at the Torrance Catholic Church and interment made in Calvary Cemetery, Los Angeles.

### BABY DAY NOV. 6

Baby Day will be held Friday, Nov. 6, from 10 until 11 a.m., at the Women's Clubhouse on Engracia avenue.

Mothers are requested to come early so that examinations may be completed in time for all to attend the Paidology Club at 11 o'clock.

## Parent-Teacher Members Learn Of School Tests

### Councillor Tells Why Intelligence Tests of Pupils Are Made

Mrs. Olmacher, school councilor, spoke at the P.-T. A. meeting Tuesday afternoon on what the work of the councillor is, and explained the reason for this office.

The schools have awakened to the fact that not all children are equal along all lines of mental ability and are trying to fit the school to the child instead of the child to the school, according to the speaker.

Mrs. Olmacher said that the reason for so many tests being taken in the school recently was to find just where each child stands and to place him in a group of children of like ability.

Mrs. George P. Shidler, the newly elected president, won the hearty support of all present by the efficient manner in which she conducted the session. The session closed at 3:20.

Miss Taft's kindergarten class won the aquarium for the next month for having the most mothers present.

Mrs. Guy Mowry reported on the finances of the association, and stated that Mrs. F. H. Clark had been appointed chairman of Tag Day, to be held in November. The proceeds of Tag Day will go toward providing pads for the nutrition class to use during their rest periods.

Mrs. Fraser, chairman of membership, reported many new members had been added since the drive began and that the drive would end at Thanksgiving. A party will be given the room having the most members, based on a ratio of the pupils in the room.

The kindergarten children sang a group of songs, and Frederick Shidler gave a xylophone solo, with Miss Lyle Louise Soddy at the piano.

At the close of the session the teachers agreeably surprised the members by serving tea and wafers.

## New Highway To Hawthorne Plan Of Both Cities

### Joint Meeting Will Boost for Diagonal Route Along Railway

A new diagonal highway from Hawthorne to Torrance, to parallel the Santa Fe Railroad Company's tracks.

This is the program sponsored by the Hawthorne and Torrance Chambers of Commerce. A meeting for the perfection of a joint committee from the two cities to boost for the new road will be held at the Hawthorne Chamber of Commerce next Tuesday night at 8 o'clock.

The route of the proposed highway would be from Hawthorne road southeast to Cedar avenue. If the plan is carried through successfully land along the proposed highway would be the finest in the Southland from the standpoint of industries, for it would be served directly by a railroad and a boulevard.

Among the Torrance men who will attend the conference at Hawthorne Tuesday are George Proctor, president of the Chamber of Commerce; Carl L. Hyde, secretary; George W. Neill, Sam Levy, Harry Dolley, W. Harold Kingsley; W. R. Page, director of the local chamber; Donald Findley of the Dominguez Land Corporation, and W. H. Gilbert.

## Torrance Oil Man Reports 'Trimming' By Woman Barber

An asserted trimming at the hands of a feminine barber in whom he registered more than passing interest proved costly to W. N. Neeley, Torrance oil worker, according to reports filed with the police yesterday.

Neeley, the report states, met the fair scissors manipulator on the beach and the friendship matured rapidly, culminating when he called at her home one day to bring her downtown in his car.

After Neeley deposited his passenger at a Pine avenue corner he discovered that his wallet containing $255 was missing from his coat pocket.

This all occurred on October 22, according to the report, but it was not until yesterday that Neeley reported the loss to police.—Long Beach Morning Sun.

### CONFERENCE TONIGHT

Rev. A. J. Boelter, superintendent of the California Conference of Evangelical Churches, will conduct a quarterly conference at the Central Evangelical Church this evening. Rev. Boelter will occupy the pulpit again next Sunday morning.

Mr. and Mrs. Rundell have moved from the May Apartments on Marcelina avenue to the Wise Apartments on 218th street.

## Life Sentence

Warren Vandervoort, 17, of Parkersburg, Ia., was given a life sentence in the state prison for killing his father and dangerously wounding his mother.

## Observations

### Girls With Bells on Their Knees—Organized Crime vs. Disorganized Police—Our Hall of Fame; Will Politics Defeat Peace?

### By W. HAROLD KINGSLEY

WORD comes to me directly that high school girls—not all of them, of course—are wearing little tinkling bells on their knees. They should be turned up and spanked.

Short skirts, bobbed hair, fewer clothes, and even rolled-down stockings have something to commend them. They promote health, at least. But bells, tinkling on girls' knees as the young things walk by adolescent youths, do nothing but attract attention under the dresses.

The parent who allows a girl to wear bells on her knees ought to wear bells on his cap.

A small matter, these bells, perhaps. But if the people of this continent expect to avoid reversion to European morality these small matters must be taken care of as fast as they arise.

I don't dare write any more on this subject, I can't house my ire.

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CHICAGO police have launched a war to the death against gunmen. The chief of detectives, arming all his men to the teeth, has instructed them to shoot known gunmen on sight.

Richard Washburn Child, former ambassador to Italy and expert student of crime conditions, asserts that the professional criminal population of Chicago is 10,000, against which are pitted some 6000 policemen, operating in three shifts, and half of whom are on the traffic squad.

So it seems that the police of the windy city are under a big handicap right at the start.

If they really mean business they may do away with two or three gunmen, but as soon as the criminals know they mean business the criminals will depart from Chicago to spend their time and commit their depredations in other cities until the "war" blows over.

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ISOLATED campaigns aganist criminals serve only to drive bandits and highwaymen from one part of the country to another. When things get hot in Chicago the bandits go to Los Angeles. One city's gain is another's loss. And it always will be so until police departments come under centralized state control in a system of co-operation between states.

The present lack of co-operation and cohesion among the myriad police agencies of the country make crime prevention impossible and criminal apprehension next to impossible.

The most illuminating series of articles on this subject I have ever read is appearing currently in the Saturday Evening Post. Richard Washburn Child has established that we cannot defeat organized crime without organization, which now we most certainly cannot boast.

* * * *

AMERICA'S Hall of Fame is an exclusive institution. This year only two names were added to the list of immortals. They are John Paul Jones and Edwin Booth.

Now look at the list of those who were rejected: John Jay, Samuel Adams, Stonewall Jackson, Noah Webster, Gen. Phil Sheridan, Walt Whitman, William Penn, William Lloyd Garrison, and Paul Revere.

In that list there are the names of several who won fame as military leaders. But if the electors were actuated by the consideration of definite contributions to the welfare of mankind, I cannot understand why they elected John Paul Jones and turned down Walt Whitman.

Jones was a picturesque, daring, slashing gentleman of the sea. His exploits as captain of the Bonhomme Richard were a great contribution to the cause of American independence and the subsequent development of this great continent.

* * * *

IT seems to me, however, that the world would have lost more without Walt Whitman than it would have without John Paul Jones. If you carry the same thought further, you probably will agree that the immortal work of a poet is worth more than the campaigns of a general or the battle exploits of an admiral—that Victor Hugo outshines Napoleon, Shakespeare dims the radiance of Nelson, and Poe the brilliance of Grant.

They turned down Paul Revere, too. That was good judgment. Revere was undoubtedly a doughty patriot. But all he did of note was ride a fast horse through the countryside and shout a warning. Of course that act was a great service, but after all Paul was traveling ahead of the British and away from them. And his feat undoubtedly would have been lost in oblivion if the poet had not immortalized both the ride and the name of the rider in his stirring rhyme.

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I WAS upbraided once for writing an editorial about advertising. My critic charged me with using the editorial columns of the paper to boost the advertising department. In a way the critic was right. In a broader sense he was wrong. Advertising has become one of the most potent influences in the life of the modern mortal. Wherever he goes, wherever he looks, he is confronted by advertising. The doctor who hangs his shingle out is advertising. So is the merchant who puts glass windows instead of boards on the front of his store.

There are many modes of advertising. Some of it is good. Some of it is not. But it takes an expert to say which is beneficial.

Said Francis Sisson, vice-president of the Guarantee Trust Company of New York, before the first convention of the allied advertising interests of the United States:

"That day is long past, if indeed it ever existed, when advertising under proper conditions can be considered as an experiment or a speculation. Advertising has long since become a demonstrated factor as a business builder and a clearly proved educational force.

"That advertising may not always, in all hands, operate 100% efficiency is no more proof of its failure than an unsuccessful operation on the human body by a horse doctor would be a proof of a failure of surgery."

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AS this is written the treaties of Locarno are headed for the rocks of dissension in Berlin and Paris. Unless unselfishness prevails among statesmen of both capitals, it is possible that the treaties, marking a new era in European international relations, will not be ratified.

How difficult it is for men to lift themselves above the sordid slough of personal hatred. If the treaties are not ratified, it will be because political opponents of Stresseman and Briand are placing local politics ahead of world peace.

Yes, they have gutter politics in Europe as well as in the United States, it seems.

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I DOUBT if two hundred men in the United States can tell today why Greece and Bulgaria are springing at each other's throats. I have read the papers carefully to discover a casus belli. I have

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## RESIDENCE AREA IS PLANNED

### Trustees Signify Intention to Develop Big Tract on West Side

### STREETS, SEWERS, CURB

### Territory Bounded by Carson, Cedar, Maricopa and Madrid

The second official step toward the opening up for dwelling house development of a large tract in Torrance was taken Monday night when the Board of Trustees passed a resolution of intention for the improvement with pavement, sewers, sidewalks and curbs of territory north of Carson street, east of Cedar avenue, south of Maricopa avenue, and west of Madrid avenue.

Specifications adopted by the board provide for the paving of Cedar avenue and all streets lying within the district, the resurfacing of Carson street from Madrid to Cedar avenue, and the construction of sewers, sidewalks and curbs in the whole area. The pavement will be of cement concrete, five inches thick on the inside streets and six inches on Cedar avenue. The Cedar avenue pavement will extend from Carson street to Maricopa avenue.

It is planned to lay a five-foot shoulder of concrete on each side of Carson and to resurface the present pavement with an inch of asphaltum.

**New Residence Area**

The development of the district is in line with plans for industrial development south of Carson street, where the International Derrick and Equipment factory is located and where the Dominguez Land Corporation is making plans for an industrial subdivision, in which several industrial executives are already interested. One of the facts brought out clearly by the recent survey made for the Chamber of Commerce by Eberle and Riggleman was that little reasonably priced, improved dwelling house property is available in Torrance in proximity to the industrial territory. Industrial executives, interested in Torrance as a location for plants, have stressed the desirability of a new residence district near the industrial property.

The improvement of the area between Madrid and Cedar avenues will provide a large number of attractive residence lots for homes of workmen in industries to locate here.

The trustees Monday also passed a new resolution of intention to improve Martina avenue from 220th street to Plaza del Amo. Cement pavement was specified. Sidewalks and curbs will be constructed.

The date for the hearing of protests on the two proposed improvements was set for Monday night, Nov. 16, at 7 p.m., at the city hall.

## Public Invited To Opening Of New Clubhouse

### Open House at Women's Club Home Tonight, 6:30 to 9:30

Following the formal dedication of the structure, open house will be held at the new clubhouse of the Women's Club of Torrance tonight from 6:30 to 9:30.

During the evening music will be furnished by a Hawaiian string quartette.

The program this afternoon included addresses by representatives of local civic organizations and by past officers of the district, state and national Federations of Women's Clubs.

The Women's Club today received a large number of floral tributes from many individuals, organizations and firms.