

ELECTRICAL CONTRACTING

TORRANCE ELECTRIC SHOP

1421 MARCELINA AVENUE PHONE 567

BUILDING LOTS FOR FHA HOMES!

STREET ASSESSMENTS ALL PAID

2-40x140 ft. Lots on Beech North of Blvd. East Fronts.....	each \$500
1-40x140 ft. Lot on Beech South of Blvd.....	\$500
2-75x89 ft. Corner Lots, Manuel and El Prado Ideal for 4-Family Flats.....	each \$1500
40x133 ft. Lot on Cedar.....	\$350
35x140 ft. Lot on Acacia, North of Blvd.....	\$425
15x120 ft. Lot on Torrance Blvd.....	\$500
105 ft. Triangle Lot on Arlington South of Blvd.....	\$500
40x140 ft. Lot on Acacia North of Blvd.....	\$525
• OIL PROPERTIES •	
150x202 OIL LOT, West Carson.....	\$2000
1/2 Acre in Hot OIL Location, Has 6 room house.....	\$4500
1/2 Acre with 6-Room House.....	\$2600

Torrance Investment Co.

1409 SARTORI AVENUE PHONE 476

TORRANCE PLUMBING CO.

GUARANTEED PLUMBING REPAIR SERVICE

Servel Electrolux Refrigerators

Andrews Wall Heaters **Fraser Floor Furnaces**

Magic Chef Gas Ranges

General Water Heaters

MODERNIZE NOW WITH NEW PLUMBING ON FHA

F. L. PARKS OPPOSITE POST OFFICE
PHONE 60 1418 MARCELINA AVENUE

Wide Range Noted in Scope of FHA Plan

Oil Activity In S. Torrance

(Continued from Page 1-A)
of this report was lacking today.

New Entrant In Field
A firm known as the Four Drillers has acquired Franklin C. Kelley's Huyck No. 1 at the southeast corner of 229th and Pennsylvania and will carry that hole deeper. Peters Royalty has a derrick erected to deepen the old Empire No. 3 at 229th and Cypress and Imperial Gypsum and Oil corporation is preparing to deepen its Koonzman No. 1 and has a derrick for its No. 2 job which is over an old hole.

The Charleston Oil company of Long Beach was a new entrant in the field this week. It is building a derrick at 226th and Pennsylvania to deepen the South Torrance field. Sebastian and Craemer are busy sinking their wildcat at 253rd and Vermont, a sector which has not seen oil work for many years.

Torrance Herald

And The Lomita News

Published Every Thursday

Grover C. Whyte

Editor-Publisher

1336 El Prado, Phone 444

Torrance, Calif.

Entered as second class matter January 30, 1914, at post office, Torrance, Calif., under Act of March 3, 1897.

Official Newspaper of City of Torrance

Adjudicated a Legal Newspaper By Superior Court, Los Angeles County.

Building Boom Seen in Review

Encouraging developments in California residential building activity are noted in Bank of America's Business Review for February, just released.

Since the new provisions of the Federal Housing Act became effective Feb. 3, the number of applications for loans has increased to new high levels, the review says, greatly exceeding the number received in other recent months.

More than 1,600 applications were received by the southern district office at Los Angeles. In the first two weeks of March the rate of applications at the southern office alone was a little over 400 a week.

These figures are indicative, notes the review, that activity in residential building will probably get under way about the latter part of March, with the possibility that the volume may exceed even the good showing of last spring.

Detroiters Buy Residence Here

Mrs. Edith Tate and her daughter, former residents of Detroit, Mich., have purchased the William Rojo, Jr. home on Sonoma avenue, and, according to B. C. Buxton, realtor who handled the transaction, they are delighted to become residents of Torrance.

Mrs. G. R. White, another of Mrs. Tate's daughters, recently selected this city for her home and is now living at 1403 1/2 Acacia.

READ OUR WANT ADS

Select Your LOT Now!

\$150 \$350 \$500 \$1000

Buxton

1960 TORRANCE BLVD.

PHONE 172

English Farmhouse Inspires This Design



AREA: 1,150 sq. ft.
COST: \$4,200.

The farmhouse of rural England was the inspiration for the small residential structure shown above in which modern comfort and practical room arrangement are featured. It is the work of John Victor MacKay, architect.

Suggested for the exterior are frame and plaster, with wood siding used as a relief at either side of the chimney at the front. The treatment of the wood shingle roof is particularly interesting.

It has been designed in graceful sweeping lines, with the side wing roof at a lower level than the main portion. Outstanding casement windows are recommended.

Has Large Living Room
In the floor plan, a utilitarian room arrangement is seen, with the bedrooms at one side of the house, away from the living quarters. These rooms feature corner windows.

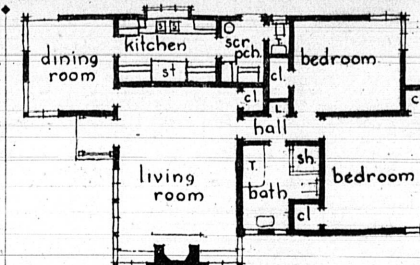
The bathroom, accessible to both through a short hall, shows a built-in shower stall as well as the tub.

The living room is large. One whole side wall is devoted to windows, with additional corner windows at the front. On either side of the open fireplace, built-in window seats or bookshelves are possible.

In the dining room, half of the wall area is given over to windows, overlooking all the garden areas.

The kitchen is a Pullman type, with the double sink and drainboard under the windows. On the opposite wall, the stove is centrally placed with cupboards on either side.

The service porch has space for the water heater and laundry equipment and a lavatory opens from it.



People and what they are doing...

Mr. and Mrs. Walter B. Claus and Mr. and Mrs. Fred King attended the Pacific Southwest Intercollegiate Glee Club contest held at Pomona college, last Saturday evening. They motored to Palm Springs for the week-end returning by way of Idyllwild.

Mr. and Mrs. F. L. Parks, Miss Vivian Knudsen, Miss Virginia Bell, Charles Montague and Park Montague spent Sunday at Palm Springs.

Hubert Luck, former Torrance high track star who is now attending Salinas Junior college, is visiting Ted Wertz and friends here.

Ed Thompson, Chevrolet dealer, has been at home on the "sick list" for the past three or four days.

Harry Abramson, National Home Appliance store proprietor, is another who has been "down with a cold" at his home this week.

Mr. and Mrs. Al Kerber, of Cabrillo avenue, had as their house guests over the week-end Mr. and Mrs. Eugene Long, of Canada.

Mr. and Mrs. Herman Mitchell and son Danny, 1104 Amapola avenue, with Mr. and Mrs. Nick Cucci, of Cedar avenue, motored to Laguna Beach Wednesday.

Mr. and Mrs. Fred Lessing, 2009 Arlington avenue, were wed 32 years Tuesday. Mrs. Lessing spent the day in the local hospital, where she recently underwent an operation.

Mrs. Paul Kasper and daughter, Miss Vee, who have been in Torrance for a visit left Tuesday to visit for two weeks with Mr. Kasper's sister, Rose Tyer in Phoenix, Arizona, before going to their home in Midland, Texas.

Mr. and Mrs. Harry Alcorn visited a number of friends in Los Angeles last Sunday.

Buyer May Find Splendid Home Under Program

Every prospective home owner should be able to find a "tailor-made" home - buying transaction among the 1,500 different varieties of mortgages eligible for insurance under the Federal Housing Administration's mutual mortgage insurance system.

Since mortgages may be made in any multiple of \$100 (over \$1,000), borrowers may choose between 150 different mortgage amounts. The borrower may pay off the mortgage over periods of 5, 8, 10, 12, 15, 17, 20, and even 24 and 25 years. The last two periods apply only to 90 percent mortgages of \$5,400 or less.

New amendments to the National Housing Act individualize the plan still further, allowing the family of moderate means more favorable terms than those permitted for families desiring to finance houses valued at \$10,000 or more.

Material Reduction
Prospective owners of properties valued at \$6,000 or less, may make down payments as small as 10 percent of the appraised value of the property, financing the remaining cost of the property with a 90 percent insured mortgage. Also, these borrowers may take as long as 24 or 25 years to purchase these small houses.

Families desiring to obtain mortgages of not more than \$8,000 may also benefit from the new provisions. The first \$6,000 of the appraised value of the property may be financed on a 90 percent loan basis, while amounts over \$6,000 and under \$10,000 will be subject to the former 80 percent loan-value ratio. This is a material reduction in the down payment required for properties falling in this classification.

Properties valued above the \$10,000 limit are subject to the same favorable terms which prevailed under the original National Housing Act.

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"Isn't it marvelous!"

"NOW WE CAN HAVE THE HOME WE HAVE ALWAYS WANTED"...

WE HAVE always wanted to own our own home in Torrance. But like so many other people, we kept postponing it. We were always confused about whether "now" was the right time to build. We heard there were unfavorable factors... that building materials, for instance were "sky-high,"... that building lots were "out-of-reason."

Finally, after being forced to move three times because our rented house had been sold out "from under us,"... each time necessitating moving expenses and the innumerable additional costs of adjusting curtains, carpets, etc.... we decided to investigate the cost of building and home owning for OURSELVES. And here's what we found...

1. While the cost of building materials did rise... along with every other commodity... during the past few years, prices are still well below normal (1926 averages). And furthermore that building materials are priced lower today than a few months ago.

2. We found that rents throughout Southern California had risen 42% in the last four years,

and that there was every indication of still higher rents in the future.

3. Building sites in attractive residential neighborhoods are LESS than they have been in years... in fact many lots are being "closed out" at one-third to one-half the prices at which adjoining property sold when Torrance Tract was first put on the market 25 years ago.

4. That one of the major costs of home building is financing... and that through the newly liberalized Federal Housing Act, interest rates have been reduced to 5 percent... the lowest in history for this type of loans... saving hundreds of dollars. And too, that we could borrow up to 90 percent of the interest rate of the house and lot at this low interest rate.

FREE...

Advice and Plans to Home Builders

• An Information Bureau has been established at the Torrance Chamber of Commerce to assist Home Builders. Questions regarding financing plans will be answered and an interesting display of attractive Southern California homes and floor plans will be on exhibit, soon. You are invited to avail yourself of any of these services without obligation.

5. We found that to build a \$3500 house on a \$500 lot, all we need is \$400, plus a few extra dollars for escrow fees, title search, etc. Payments on the balance, including taxes, interest, principal, and insurance are only \$30 per month on the 20-year plan, and \$27.50 per month on the 25-year plan;... ACTUALLY LESS THAN WE COULD HOPE TO RENT SUCH A HOUSE FOR!

6. That building under the FHA plan costs no more for the same quality of materials than under any other method of financing. And that through the rigid inspection given every step of construction, we were assured of good quality materials and first class workmanship. Our own Uncle Sam was protecting us against unscrupulous contractors and shoddy materials.

When we discovered the REAL FACTS, it didn't take us long to start planning our new home, ... the home we have always wanted. We also learned that many others are taking advantage of these favorable conditions as reports show that the FHA is handling more loan applications than ever before.

Better Housing Committee, Torrance Chamber of Commerce; 1345 El Prado, Phone 881