

HOLLYWOOD-PALOS VERDES PARKWAY PLAN REVIVED, CITY ENGINEER OUTLINES NEW DETAILS BEFORE CIVIC LEADERS

Declares Saving of Over Half-Million Dollars Can Be Made on Proposed 142-Foot Scenic Route Through Torrance to Los Angeles; County Engineer Now Studying Leonard's Estimates; Complete Details Are Given.

(Continued From Page One)

vitality concerned in the creation of the parkway. Other cities, such as Inglewood, Gardena, and Redondo, will then have an opportunity to scan the Torrance engineer's plans. Savings

Would Save \$535,000 on Project

In May, 1930, the Hollywood-Palos Verdes Parkway project was an issue of major proportions here as well as in the cities of Redondo, Hermosa and Inglewood. These municipalities definitely aligned themselves in opposition to the plan at that time to create a 225-foot parkway, the original plan. A compromise proposal for a 125-foot artery was endorsed by a citizens' committee and directors of the Chamber here at that time. The complete 225-foot project was estimated, by the county, to cost approximately \$3,696,380.

Two or three weeks ago the county presented a detailed plan of the 142-foot parkway revised from the original cost sheet, which totaled \$2,913,696 for the complete job. This included the cost of the necessary rights-of-way. Leonard told the Chamber directors and the councilmen Monday that after he had made a thorough study of the county's cost chart, he could effect a saving of \$535,000.

"This saving appears certainly possible in the cost of excavation and pavement, together with the cost of engineering expenses on the job," he said.

Contributions Would Help

The engineer then recounted to the meeting that he had proceeded on the assumption that this saving could be made in view of the fact that the county and the Palos Verdes Estates have offered to aid the work to the extent of \$1,365,700.

After all deductions and savings in the cost of the work had been accounted for, Leonard said the total cost of the parkway according to the 142-foot plan, would be \$1,042,290, or a saving of 32.7 per cent from the county's estimate.

This new plan, the product of the city engineer's skill and business acumen, contemplates the creation of the beautiful parkway from 79th street and Crenshaw boulevard, or Angeles Mesa drive, south to the Palos Verdes Estates via Cedar avenue and Carson street in Torrance.

Another Route Necessary

During his talk Monday, Engineer Leonard declared that the county has already incurred considerable expense in preliminary plans and field work and that it is now necessary for the city to go ahead and secure the improvement which means so much for Torrance or notify the county that nothing further will be considered.

"The growth of Torrance depends on another north and south artery in addition to Western avenue," he declared. "I think that Torrance should take advantage of the contributions offered by the county and the Palos Verdes Estates, provided, that in the opinion of the City Council, the project is worthy of the city and its property owners assuming some obligations.

"I am confident that the parkway can be put in, under the figures I have prepared, at the cost of an ordinary 40-foot paved highway because of the large contributions by the county and the Palos Verdes Estates. We will get the benefit of the advertising value that such a monumental project would receive all over the country at this comparatively small cost."

What Plan Includes

In order to arrive at the approximate cost of the assessments to land owners, Leonard declared he had reduced the county's estimate 32.7 per cent in every item. As illustration, he submitted a report on the approximate cost to individual land owners in every zone in Torrance. He said that the cost of the work could be extended over 35 years with either five or seven years deferred payment. Leonard has zoned the city, basing his individual costs according to the location of the lots close to or remote from the proposed parkway.

His plan, in brief, calls for the following improvement: Total width, 142 feet; pavement of two 38-foot roadways on either side of a central parkway; curbs and gutters, four in all; seven-inch asphaltic non-skid pavement; planting of a double row of trees along the 38-foot central parkway; proper shrub treatment throughout the route; two 14-foot sidewalks and park areas on either side of the two driveways; provision for installing water facilities for proper irrigation of the planting; and culverts.

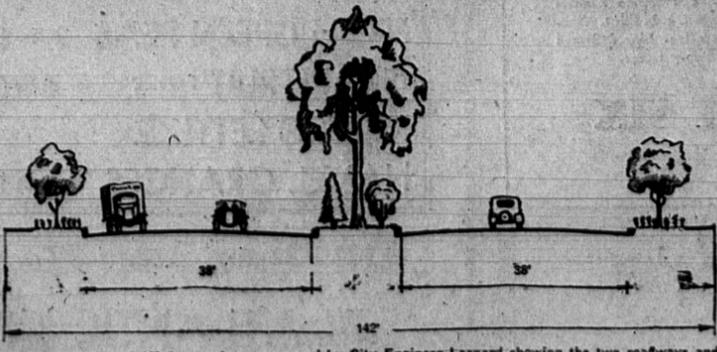
The parkway along Cedar avenue from Redondo boulevard to Carson street and along Carson to Madrona avenue will be 100 feet wide, with paving from 54 to 64 feet wide, curbs and artistic landscaping. The parkway would extend 2000 feet into the Palos Verdes Estates and connect with the Via Arroyo, the main route through the Estates.

How Savings Were Made

In regard to the cost to that last named territory, the engineer said that the county had assessed the Palos Verdes Estates about \$900,000, to be spread over 8441 acres, as the Palos Verdes Estates would benefit greatly from the parkway, although only about \$90,000 of the improvement would be within its limits.

Leonard quoted his proposed savings from the county's estimate as follows: Excavation, \$73,078; paving, \$224,000; shrubbery and water system, \$128,980; and engineering work, \$108,978, or a total of \$535,037.

According to those who have inspected Leonard's plans in detail, the parkway, as outlined now, should meet with the approval of the county and the cities along its proposed route. Nothing more will be done here until the county signifies its opinion of the Leonard prospectus. The engineer stated that he would be glad to explain details of his conception of the project to anyone interested.



Cross-section of 142-foot parkway proposed by City Engineer Leonard showing the two roadways and parking beautification. The engineer's plan is now being checked by the county engineer and his staff.

Estimates Given For Approximate Cost to Owners

Palos Verdes Parkway Assessments Figured

Included in City Engineer Leonard's revised plans for the Hollywood-Palos Verdes parkway is a list of estimated costs which a project would probably cause to be assessed on local land owners. While these costs are not official and are only estimates, they are given as a sidelight on the local aspect of the plan and should be of interest to all Torrance property owners.

These costs are based on his final figure of \$1,042,290, and are allocated according to zones. The different zones are set by Leonard according to the location of the property to the parkway. It should be noted that the engineer has placed Cabrillo avenue property in a small-cost zone because the contemplated improvement of that street would entail a larger cost to the property owners abutting or adjoining it, if, and when such improvement is done.

Sample Costs Given

The cost of the work could be spread over a 35-year period with actual payments deferred five or seven years, Leonard declares. His figures show the fronton-hotel property would pay \$21.90 as its share of the parkway's construction. Other estimated costs would be: Shell Oil station on Cabrillo, \$11.43; Earl's cafe, \$17.05; Auditorium building, Marcellina and Sartori, \$50; First National

Bank, \$53; Stone and Myers, \$17. John Dennis' property, Gramercy and Carson, \$30.70; R. R. Smith, near Carson and Gramercy, \$30.15; W. Rufus Page, northwest corner of Craven and Post, \$25.90; Woman's Club, \$11.93; Frank Stenahl, 40-foot lot on Cabrillo near Plaza del Amo, \$2.75; 40-foot lot on Gramercy south of 22nd, \$5.75; 50-foot lot on Madrid near El Dorado, \$10. Lots around Cedar street, assessed at approximately \$2.50 per front foot, with a credit to be applied for the value of the land taken for the parkway; lots on Carson street at Iris avenue, assessment, \$1.70 per foot with a like credit. Lots along Cedar and Carson will obtain the actual improvement of the curbs and wide paved street.

FAREWELL RECEPTION

The members of the First Baptist church gave a farewell reception for Mr. and Mrs. George Woodward Jr. March 4, and presented them with a beautiful table lamp. The Woodwards are making their home in Dunsmuir, California.

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53

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ACCIDENT REPORTED

Claiming that G. Sunita, 617 Amapola avenue, cut in on him on the right side between the curb and his car, Paul A. Halm, 1016 West 21st street, reported to police the details of an accident Thursday. Halm's car was badly damaged, the owner said.

HER FAITHFUL CORRESPONDENT

BOSTON.—Every day during the 17 years she spent in Massachusetts State Reformatory for Women, Mrs. Jessie M. Chapman received a letter from her husband. The woman, imprisoned for murder, recently was paroled.

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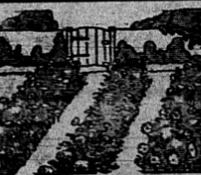
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How to Select Shade Trees for the Small Home Grounds

"Very often it is a real problem to know which trees are suitable for planting on the small lot," said A. E. Inouye, manager of the Western Avenue Nurseries at Western avenue and Redondo-Riverside boulevard. "An open sunny space is desirable, but if large trees are planted they are apt to shade this area throughout most of the day. The answer, then, is to plant trees which are more in keeping with the proportions of the small garden."

In all tree plantings, regardless of the size of the lot, certain factors are to be considered, and on the small lot these are especially important. Before planting a tree take into consideration its size, shade and root area when fully developed. Plan to have the shade on walks and drives rather than on borders and lawns. Avoid locating trees near flower gardens where they rob the soil of the moisture and fertility so necessary to the successful growth of the

smaller plants. Roses especially require an open, sunny space.

Don't plant shade trees so they darken the house. Thus such trees as Horse Chestnuts, Copper Beeches and Weeping Willows would be out of place on the small home grounds. Evergreens may be included to good advantage but do not crowd them in some part of the planting where they cannot develop to their full loveliness of form.

Fall accent trees are planted to give vertical contrast of outline. Lombardy Poplars and Red Cedars are much used for this purpose and give a most picturesque effect.

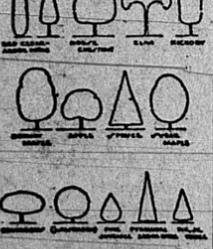


Chart Showing Shapes of Typical Trees

Although trees cannot offer such a wide contrast in color as the flower borders, yet they supply color tones in leaf, blossom and bark. In the foliage are found numerous shades and variations of green, red, yellow, brown and gray. White Birches and Hemlocks are a pleasing year 'round combination. White-blossoming trees such as Magnolia, Pear, Locusts and Dogwoods are striking against a green background. For

winter the various conifers are widely planted.

"Before you plant any type of tree," concluded Mr. Inouye, Western Avenue Nursery owner, "take into consideration its relation to the rest of the garden. Remember that once planted it must remain in its particular location for many, many years, and it is much easier to change its position on a plan than to attempt to move it after it has once been planted."

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