

Real Estate

Torrance-Lomita Realty Unit Inducts 20, Hears Broker Talk

Twenty new members were inducted into the Torrance-Lomita Board of Realtors last week. Installing officer was Ken Miller, past president, Hank Mahler, membership chairman, introduced new applicants.

They were: brokers: (class A) Stanford H. Brown, Anthony S. Galinsky, Lee Hallison, Harry R.

Moritz and Wiley K. Peterson. (Class B) Robert M. Foster, Geneva W. Meara, Thelma M. Mills, Edna Mullin and James M. Welsh.

Salesmen: Albert H. Adams, Mary Bolles, Mary M. Burgess, Raymond G. Clanin, Benjamin E. Crowner, Edward G. Davis, Albert J. Galinsky, Josephine S. Kelly, Kenneth D. Kinnaman, Clifflie Lindstrom, George E. McMullen, James H. Maxham, Robert L. Page, Jay Rayner, Albert C. Vanden-Heuvel and Carl A. Wortman.

Affiliates: Bank of America, Sepulveda-Hawthorne branch; Glendale Federal Savings and Loan Association, Home Savings and Loan Association and Royal Escrow Corp.

The program chairman, Del Vaughn, introduced the speaker, Barbara Moss of Long Beach, vice-president of the National Brokers' Institute.

Her subject was "Opportunity Unlimited."

She told members they must continue to learn through education if they are to serve the public better.

For her conclusion, she showed a film issued by National, called "The House Hunters."

Scars and stains on table tops disappear when covered with ceramic tile. Worn or scarred surfaces can be protected from fire and beautified by covering them with tile.

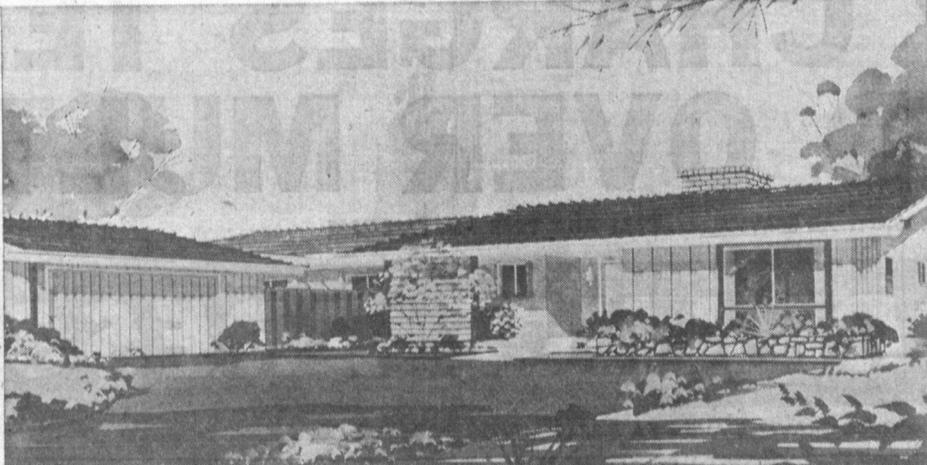


We'll be **5** Soon

5 Convenient Locations To Serve You

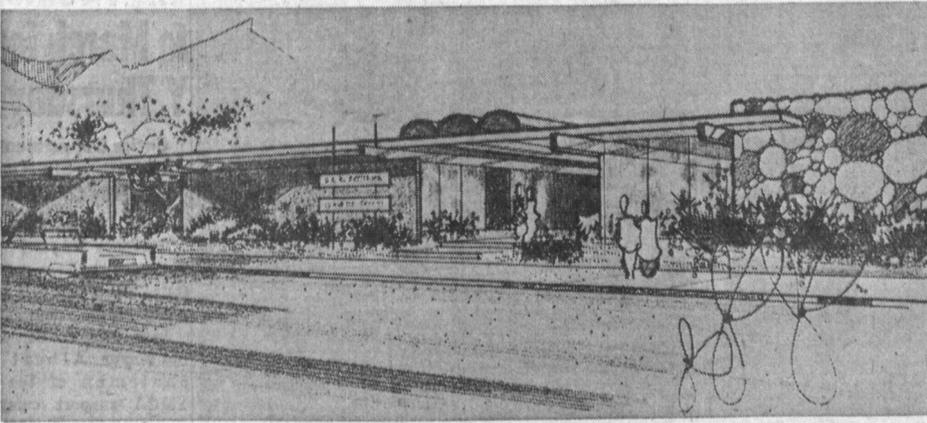
palley's

Torrance, Vernon, Van Nuys, Glendale, Anaheim



PENINSULA ELEGANCE—Sea Breeze section of Grandview Palos Verdes, where view homes contain up to 1824 feet of

living space. Down payments are from \$1500, plus costs, for prestige peninsula dwellings from \$24,660 to \$38,500.



MEDICAL CENTER—Architect's conception of \$190,000 medical-suite building to be constructed adjacent to Bay-Har-

bor Osteopathic Hospital in Harbor City. The center, which will house six suites, is latest medical-building design.

TORRANCE UNLIMITED

Realtors Pledged to Strict Code of Business Practice

(Lee R. Dawson, president of the Torrance-Lomita Board of Realtors, is the youngest board president in California. He is 38 and has been in the real-estate business 10 years. He is the fourth Dawson to be board president. He has lived in Torrance since 1952, has four children, 3 who attend Torrance schools. Lee is the youngest son of Mr. and Mrs. E. W. Dawson, founders of the E. W. Dawson Corp. Ltd. Their head offices are in Inglewood. The company was founded in 1921. Lee is vice president and manager of their office in Torrance on Crenshaw Blvd.—Ed.)

By LEE R. DAWSON

Not every real-estate broker is a realtor. Those accepted for membership by the National Association of Real Estate Boards through state and local real-estate boards are realtors and may use the term as their trademark.

Realtors are those pledged to an established code of business ethics. This assures the public fair play in every transaction—buying, selling, renting.

When persons engaged in the real-estate calling are admitted to membership in the local real estate board, in the California Real Estate Association, and the National Association of Real Estate Boards, they pledge themselves to observe NAREBS's code of ethics.

Their acceptance is based, too, upon good business character and a demonstration that they are capable of properly caring for the real-estate matters entrusted to them.

Specifically, how does this code of ethics obligate the realtor to act in the best interest of the public? Here are a few of the things the realtor pledges himself to do:

1. Learn all the pertinent facts about the property for which he accepts the agency so that in offering it he may fulfill his obligation to avoid error, exaggeration, or misrepresentation.
2. Protect the public against fraud or unethical conduct by endeavoring to prevent damaging practices and by cooperating with the state real-estate commissioner in enforcing proper procedure.
3. Be well informed on current market conditions and be in a position to advise his clients as to fair market value.
4. Endeavor always to be informed regarding law, proposed legislation, legal orders, and essential facts and public policies that affect the interests placed in his hands by the public.

Home Building Seen Vital to Wedded Bliss

A study of home construction is important to wedded bliss, it was pointed out today, by the Southern California Plastering Institute.

In fact, it was conceded that a survey of this nature is quite important to the future happiness of young couples.

Prospective young home owners were urged by the institute to visit the sites of home being built in the Torrance area to observe workmanship and materials in construction from the pouring of foundation walls to final painting.

These couples will find that plaster for walls and ceilings continues to be the interior finish most preferred by a greater majority of home owners, architects, and builders.

The institute called attention to the fact that home owners particularly appreciate the fact that plaster provides a seamless, air-tight seal in walls and ceiling. This makes it much easier for housewives to keep all rooms spic and span with the least amount of effort, since there are no spaces where dust can seep in.

"It is always profitable to talk the men in the construction industry—masons, builders, plasterers, and others—to draw on their knowledge of quality products before making the important decision to buy," an institute spokesman declared.

"A home will take a substantial portion of the family income for possibly 20 years or more," he continued. "Obviously, any study which the buyer undertakes in order to guarantee he is buying intelligently will be wise."

Educator Returns

Harbor College President Wendell C. Black returned this week from Louisville, Kentucky, where he represented the Los Angeles Junior College Administrators' Association at the national convention of the American Association of Junior Colleges.

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FRED ERVIN

Architect Firm Hires Former City Engineer

Fred Ervin, former city engineer of Palos Verdes Estates, has joined the architect-engineering firm of Engineering Service Corporation of Los Angeles, it was announced today. He will be division engineer in charge of planning and design.

His three-year tenure as city engineer witnessed the growth of Palos Verdes Estates from 5000 in 1956 to 10,000 in 1959, and the municipal improvements needed to meet the demands of this rapid growth were under his supervision and guidance. He also has been special consultant to Rolling Hills Estates.

Stucco Booklet Being Produced

California stucco manufacturers have joined to produce a manual to standardize description and application of texture finishes for the first time.

The announcement was made by H. L. Wagner, president of the Stucco Manufacturers Association.

The booklet will be made available soon. It will feature color photos of 20 stucco finishes used throughout California.

Use classified Call FA 8-2345



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Construction Set to Start on \$190,000 Medical Center

Construction is expected to get under way this week on a \$190,000, six-suite medical center adjacent to the new Bay-Harbor Osteopathic Hospital in Harbor City, it was announced today.

The new structure, to be ready for occupancy in August, was designed by the architectural firm of Jonich and Lushy, San Pedro, for Dr. R. M. Patterson, long-time area physician and director of the Harbor City Hospital and the Long Beach Osteopathic Hospital.

Featuring a series of six suites to give maximum spaciousness, the facility contains the latest in progressive medical-building design. A vaulted entry patio and extensive exterior garden areas also are featured.

Dr. Patterson, whose office is at 25738 S. Western Ave., has been in practice in the area more than 10 years.

He is a graduate of Indiana University, Kent State University in Ohio, and the Chicago College of Osteopathy.

Lomita Area Building Holds at \$4,169,400

The Lomita area continued in February as one of the top spots in the county for building activity.

The county Building and Safety Division reported the Lomita permits amounted to \$4,169,400. That office, leader in the county for several months, fell second to the Puente area in February.

The latter, in an unusual spurt, jumped to \$6,821,255. The Puente office serves the cities of La Puente, Industry, and Walnut in the San Gabriel Valley.

Homes Selling Fast in New Lomita Tract

Custom-styled homes at 1838 W. 247th Place, Lomita, are going fast, it was reported today by Henry Kaluzok, builder.

The homes are priced at \$21,750, with a down of as low as \$3500. Trades are accepted, it was announced by Pageant Realty, sales agents.

The homes feature three bedrooms and family room, built-in range and oven, glass doors, two baths, forced-air heat, and many other extras.

Wilson Realty Has Homes Left in New Tract

New homes still are available at 1011 W. 225th St., one block east of Normandie, it was announced by Wilson Realty Co., Hawthorne Blvd. at 147th St.

The homes, open for inspection today, feature hardwood floors, tile kitchens, 1 1/2 baths, built-ins, natural cabinets, and wardrobe closets.

Each unit comprises 1400 square feet, has a two-car garage and a fenced lot 45 by 165 feet. Full prices are \$17,995. Trades are acceptable, the developers announced.

Tract in Lomita OK'd by County

Walter Lindley of Rolling Hills Estates has been granted permission to build a subdivision on 255th St. east of Oak St. in Lomita.

The County Regional Planning Commission approved four single-family house lots on one acre.

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DID YOU KNOW by Ken



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at least 90% chose all-electric kitchens



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