

# \$2,370,000 Hospital Building Nearing Completion

Painting, floor work, electrical, and plumbing finish work on the fourth floor and testing of equipment and power units is substantially all that remains to be done in construction at South Bay Hospital, hospital officials announced today.

The 95% completion mark was seen this month when directors authorized payment to general contractors M. J. Brock and Sons Inc. and R. J. Daum Construction Co., both of Los Angeles, of \$71,298 for work done during March. Payments to contractors when the job is completed will be \$2,370,000.

Cost for putting the hospital into operation will run about \$3,500,000.

The hospital will be finished in time for dedication in July and opening shortly thereafter.

### Loan Volume

The volume of loans made in 1959 under FHA's property-improvement loan insurance program reached 1,100,000 in number and over \$1,000,000,000 in amount.

# Home Savings Tops Mortgage Lending Firms

Home Savings and Loan Association was ranked first among the top 100 financial institutions engaged in mortgage-lending activities for March, 1960 in Los Angeles County with \$13,741,790 recorded in realty loans. The association was the only institution to pass the \$10,000,000 mark in Los Angeles county in March.

Home Savings' mortgage-lending activities for Los Angeles, Orange and San Bernardino counties in March, 1960 totaled \$18,360,049 for 1368 realty loans.

In February, 1960, Home Savings had recorded \$14,467,510 for 810 realty loans in the three counties.

March's increase in realty loans elevated Home Savings' volume in the Los Angeles, Orange, and San Bernardino counties for the first quarter ended March 31, 1960, to \$44,780,250 and a total of 2787 realty loans.

## TORRANCE UNLIMITED

# Survey Reveals: Don't Delay Buying Next Home

Like the growing number of people elsewhere in the country, residents of Torrance-Lomita feel this is a good time to buy homes.

The most recent national survey of buying intentions by the University of Michigan revealed that 49% of the persons contacted said that this was a good time to buy a home, compared with 38% that gave a similar answer in October and November of 1959. Of those queried in January and February this year, 28% expressed some uncertainty, and only 28% said it was a bad time to buy.

In Torrance-Lomita, reports indicate we are in step with the national trend.

There are three reasons for the growing national and local conviction that this is a good time to buy.

The major reason is the recent moderating trend in interest rates.

In local terms, the advent of spring and the knowledge that the local housing offers a wide range of choice at attractive prices also account for the increasing briskness of the market.

# Realty Board to Sponsor All-Day State Meeting

Fred A. Palmer of Columbus, Ohio, one of the nation's most prominent sales consultants and speakers at sales meetings, will be the featured speaker at the all-day real-estate educational and sales conference to be held at the Veterans Memorial Auditorium, Culver City next Wednesday, under sponsorship of the Torrance-Lomita Board of Realtors and the California Real Estate Association.

Palmer will speak on the subject, "A New Sales Approach for the Sixties."

Those attending will learn the newest methods and techniques for selling real estate during 1960. Special emphasis will be given to financing and trade-ins. Another subject will be ways and means of financing houses on today's tight money market.

The meeting is one of 18 all-day sessions being held this spring in every section of the state.

Reservations for the conference may be made through the Torrance-Lomita Board of Realtors.

# Victoria Building Pact Awarded

Supervisor Kenneth Hahn today announced a major step forward in providing recreation facilities for southern Los Angeles County. The Board of Supervisors awarded a contract for construction in Victoria Park.

He said \$36,300 was saved by rejecting earlier bids, making modifications in the plans, and re-advertising for bids.

# Remodeling Old Homes Made Easier If Properly Staged

Remodeling of an older home can be made easier if it is properly staged, according to the Southern California Plastering Institute.

One way to set the stage for finding modern living space in an older home is to send the professional expert. Professionally prepared plans can be doubly important when home owners are heading for extensive structural changes. The expert in design and materials can prevent costly mistakes that may wipe out any saving that otherwise might be achieved.

properly staged sequences. It might be done in months or, if preferable, it could be extended over several years.

One of the first steps in extensive remodeling often is replacing outmoded plumbing equipment, water lines and old fashioned bathroom fixtures probably will have to be replaced.

When it comes to remodeling the interior, the master planner can readily ascertain which materials will serve the best purpose.

Chances are he will recommend walls of genuine lath and plaster—the ageless building material for flexibility of design.

If a complete overhaul at one time doesn't fit the family budget, the skilled professional can lay out a long-range plan in

# City Council OKs Depot Request

The City Council has approved the request of Director of Public Works Wade E. Peebles to widen the waiting room of the proposed Bus Depot-Comfort Station in Downtown Torrance.

Peebles asked that area be extended to 30 feet. The additional space will cost \$300 to make the total expenditure of \$3650, for the room.



NEW WYNN BROS. OPENS IN TORRANCE

# Del Campo Appointed Head of New Auto Parts Store

Marty Del Campo has been appointed manager of the new Wynn's Auto Parts store in Torrance. It was disclosed by Earl Wynn today, co-owner of the chain which now numbers five. The firm's Torrance outlet is located on Hawthorne Blvd. in the Fox Market shopping center, just one half block north of Torrance Blvd.

Del Campo, 23, is indicative of the firm's belief in hiring young, hard-working executives to fill the openings in the organization's rapidly growing number of stores. Elated over his appointment Del Campo said that "the store reflects the advanced planning and customer consideration of all Wynn stores." Marty went

on to say that the "shelves are literally bulging with every conceivable item and accessory that can go on an automobile."

Wynn Bros. is not a very old chain of auto part stores. It all began in 1947 when two eager, aggressive brothers noticed the need for an all-inclusive auto parts outlet and opened their first branch in Hawthorne. The do-it-yourself mechanic soon found what he was looking for and the store realized a tremendous success. Since then the organization has opened stores in Culver City, Gardena, Inglewood, and now in Torrance.

Del Campo said that the grand opening will take place Thursday, April 27, however, "we'll be open for business probably by the Monday preceding with the same quality and good prices prevailing during our grand opening. Drop in, you'll find it a real pleasure to shop with us. You'll find exactly what you're looking for," Marty reiterated.

# Torrance Firm Executive Gets Promotion

Ray D. Gardner, veteran aircraft and missile engineering executive, has been named chief engineer of Horkey-Moore Associates, wholly-owned subsidiary of Houston Fearless Corp.

President Edward J. Horkey said Gardner will assume his new duties immediately. The position was formerly filled by John N. Kerr, vice president engineering. Gardner is a member of the Institute of Aeronautical Sciences and holds a private pilot's license. He lives at 4 Hadland Dr., Rolling Hills, with his wife.

Horkey-Moore is active in systems engineering, development, testing and production in fields of aircraft, missiles, and space vehicles. It occupies a five-building engineering and manufacturing facility in Torrance and has 245 employees.

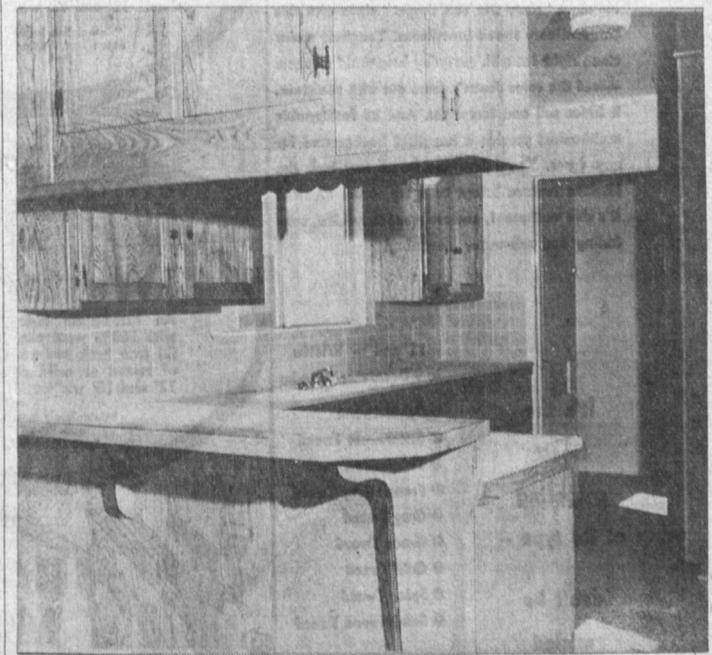
### Mortgage Fund

FHA has distributed more than \$100,000,000 in participation payments made from the earnings of its mutual mortgage insurance fund. Recipients are home owners who have paid off mortgages.

### Masters Trade

Apprentice Ralph McCall has taken first place in the state tile-setting apprenticeship contest in Fresno, according to an announcement today by the Ceramic Tile Institute.

Use classified. Call DA 5-1515.



LATEST—One of the features of the homes in the subdivision at 228th St. and Vermont Ave. is this natural ash cabinet, which is shown in the kitchen—a good selling point.

# Selling Talk Scheduled For Realtors

The Torrance-Lomita Board of Realtors will hear E. Jack Lane Wednesday morning in the Masonic hall on the "Art of Selling."

Lane is the president of the Lane-McFadden Co., Inc., which owns three offices and employs 15 salesmen. Lane has spoken to

more than 50 local and county-wide organizations, including Kiwanis, Lions, Elks, Optimist, Rotary besides many real-estate groups. He was on the California Real Estate Association Faculty for 1958.

# State Business Continues Rise

"During most of 1959 California business activity continued the massive expansion started early in 1959, when recovery from the 1957-58 recession first got under way," according to the California State Chamber of Commerce annual Review of Economic Conditions in 1959 just completed by the Chamber's

Economic Development and Research Department.

"Only during a few weeks in the autumn was there any halting of the upward trend," the review stated. "This resulted from the nationwide slow-down following the steel strike."

Use classified. Call DA 5-1515.

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