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DOHENY ENTERS TORRANCE FIELD

Oil Operators Buy 35-Acre Tract; To Erect 500 Homes

SELBY & ROOT SAY TORRANCE IS IN EARLY STAGES OF BIG BUILDING AND OIL BOOM

From 100 to 500 homes are to be erected on a 35-acre tract in Torrance at once.

Announcement of this hoped for solution of the crying needs for houses to accommodate employes of the various Torrance factories and oil wells, was made yesterday by Babcock & Jones, realtors, who handled this and other deals by the purchasers, involving an outlay of approximately \$100,000.

The tract lies in the northern part of Torrance and faces on Western avenue.

The purchaser, C. M. Root, of the well-known oil production firm of Selby & Root, who have extensive holdings in Texas, Huntington Beach and the Richmond oil district, will build at once.

"Torrance is witnessing the beginning of an oil and building boom," said Mr. Root, "the peak of which will not be reached for at least two years.

"The crying need for homes for people employed here and the thousands who will come as the fame of Torrance as an industrial and oil center spreads, induced us to invest heavily in close-in property on which we will immediately begin the erection of from 100 to 500 homes."

According to Babcock & Jones, who negotiated the deal, the buyers will probably increase their present holdings as they have expressed their utmost faith in the stability of Torrance.

TORRANCE ANNEX SUB. NOW ON SALE

Residence Lots at Pre-Oil Prices to be Sold On Ocean Ave.

Torrance Annex is the name of the new subdivision that is being placed on the market for the benefit of the homeseeker of moderate means who wishes to combine investment with the possibility of oil.

Bounded on the south by Long Beach and Redondo roads, on the west by the Pacific Electric railway running from Los Angeles to San Pedro by the way of Torrance and Gardena, and on the north by Ocean avenue, and lying within easy walking distance of Torrance, the tract is one of the most desirable sites in this vicinity and should be eagerly sought by Torrance people.

On the west side of the tract is a triple row of trees that effectually shut out any disagreeable winds from the sea while the view of the mountains near Los Angeles cannot be excelled.

In a word, the tract commands a beautiful view of Palos Verdes hills; lies high and dry, with rich sandy loam soil; the lots are being sold at real estate values with the oil chance free; is adjacent to a beautiful, fast-growing industrial city; lies along the P. E. car line between Los Angeles and San Pedro; and land in the vicinity of the Annex is leased to the Standard Oil company, General Petroleum, Chaslos-Canned Midway, and other producing companies.

The prices for lots are from \$650 to \$950, with corners slightly higher. The Farmers & Merchants Trust company of Long Beach acts as trustee for benefit of lot owners and receive from the Shell Oil company all oil royalties and disburse to owners of Torrance Annex every thirty days.

Should the Shell company that now has a lease on the tract, drill only one well to every four acres in the tract, at 500 barrels per day of \$1.00 oil, each lot owner would receive from oil alone over 100 per cent a year.

ARLINGTON MEETING OF PROTEST

City Hall Crowded With Interested Tax-payers

Aside from the fact that Mayor Fitzhugh in his opening remarks prohibited the discussion of the engineering difficulties in the paving of Arlington street and confined the various speakers to presenting protests against the issuance of bonds on the grounds of some legal irregularity in making the assessment, the mass meeting held in the council chamber Tuesday night was a repetition of former meetings and resulted in a postponement of the entire matter until Tuesday, February 20.

Dispensing with the regular order of business after a short session, the city council and fifty or more interested spectators who occupied every inch of available space in the city hall listened to a short address by Attorney Morse, representing the Arlington street property owners, that was frequently interrupted by questions from members of the board, including City Attorney Briney.

The first and only verbal clash that occurred during the evening was the result of the question by Mr. Morse as to whether or not the city engineer, the mayor and the members of the board had knowledge of the bad condition of the street when the street superintendent accepted the work.

The city attorney, acting as spokesman for the board and street superintendent, objected to the question on the ground that counsel for the protestants was attempting to get admissions from the members of the board. This charge was denied by Mr. Morse, who finally secured the admission he desired that while the street on the day of its acceptance by the street superintendent was in good condition it had previously developed cracks, and had been patched.

The opinion of Attorney Briney, that at the time of the acceptance of the street work, the contractor had lived up to the specifications, was coincided in by the members of the board.

In reply to the question by Attorney Morse as to whether or not any protests against the work of the contractor had been filed during the thirty-five day period allowed by law, City Clerk Bartlett and City Attorney Briney replied in the negative.

At this point Attorney Morse stated that one of the grounds of his clients' protest against the issuance of bonds was that the street having been repaired and patched with the knowledge of the street superintendent and board of trustees, that its acceptance, carrying with it the time limitations as to protests did not then begin to run. In support of this contention the attorney cited a case to show that the higher courts had held that where street work had been done and the street accepted, and it was later found the contractor had not fulfilled all of the city's requirements, the acceptance by the city was void.

In answer to this line of reasoning City Engineer Jessup drew the line between the acceptance by the city of a street, carrying with it the subsequent maintenance of the street, and work done on a street, and contended that in this case the Torrance city council or other officials had not accepted the street as a concrete result of work done, but had accepted the work done by the contractor the latter having carried out, in the street superintendent's opinion, the specifications.

Following is the pertinent portion of a protest read into the record by Attorney Morse:

"We, the undersigned, respectfully (Continued on Last Page)

INCOME TAX COLLECTOR COMING

The income tax collector who will make his headquarters at the Torrance postoffice for the purpose of assisting residents of this city in making their reports will be on duty from 9 a. m. to 4:30 p. m. February 27-28, according to Postmaster Gardner.

The latter is requested to ask those paying this tax to fill in so far as possible the forms already supplied them before the above dates, thus avoiding confusion and delay when they are presented.

Mrs. W. H. Dolley is expecting her sister and husband to arrive from the East this week.

Judge C. E. Day, Geologist, for Mexican Petroleum Co. Here Seeking Big Lease

The Mexican Petroleum Company, E. J. Doheny, president, the largest individual independent oil producing company in the world, is negotiating leases in Torrance.

The above startling and unequivocal statement was made to a representative of the Herald yesterday morning at the chamber of commerce rooms, where the Doheny representative, Judge C. E. Day, was renewing an old acquaintance with Secretary Gadeky.

NEW TRACT IS OPEN IN TORRANCE

"Crescent Heights" Is Attractive To Buyers

Thirty acres lying less than a quarter of a mile east of the Pacific Electric shops and the same distance from the Union Tool Company's plant, and adjoining the Slewellyn Iron Works on the east has been subdivided, and is now on sale by Mr. Wilson at the Neill Realty company, and Gilbert & Hanson, realtors, with offices in the State Exchange Bank.

The tract will fill a long-felt need for homesites within walking distance of the city at suburban prices. In selecting the thirty-acre tract Messrs. Neill, Gilbert and Hansen looked carefully into its altitude, proximity to work by its future owners, and the further fact that within a very short time Western avenue, on which it faces, will be paved, and will be the leading artery of travel to and from the harbor section and Los Angeles.

The 148 lots, into which the tract has been subdivided, are so arranged that prospective purchasers may select the frontage best suited to their individual needs or preference—one facing the Torrance industries with the beautiful Palos Verdes hills in the background, or Los Angeles and the mountains. Special attention was given in the selection of the tract to the soil, and experts say that the latter is of such a nature that anything that will grow in Southern California can be produced in Crescent Heights, the name given the subdivision by its owners.

The latter are delighted with their purchase, and expect the entire tract with its fifty-foot lots, will be sold within thirty or sixty days at the most.

Though the tract has been on the market but a few hours, as we go to press, several reservations have been made and the blueprints at the office of Mr. Wilson in the Neill Realty company's office, and at the offices of Gilbert & Hanson, in the State Exchange Bank, are being scanned by crowds of home people, as well as out-of-town visitors.

Buron Fitts Speaks At Legion Meeting

On Tuesday evening, February 6, several members of Bert S. Crossland Post No. 170, American Legion, motored to Long Beach and became the guests of the Arthur L. Peterson Post for the evening.

During the course of a well-attended and enthusiastic meeting Buron R. Fitts, past state commander, who, for the first time since the passage of the Bond Act in this state at the last election, told in picturesque manner of the accident to the seaplane in which he attempted to reach Los Angeles from San Francisco to attend a mass meeting which had been called to hear his plea to the public to vote for the Veteran's Bond Act.

State Commander Seth Millington, now visiting the posts of the Southland, was also a guest of honor, and delivered a splendid address.

The third vice-commander of the Department of California, and nine visiting post commanders were also present.

A class of five were initiated, the ritual work being put on by the Huntington Park team.

Refreshments were served at the close of the meeting.

A regular meeting of Bert S. Crossland Post No. 170 will be held

PROPOSED PLAN FOR ZONING TORRANCE

Special Meeting Called for This Purpose Next Tuesday

Following the three-hour discussion of the Arlington street paving problem, as reported elsewhere, the attention of the city council Monday night was devoted largely to playground, street lighting and other matters that held the large "gallery" in its seats far after midnight.

Reporting on the playground situation it was announced that the tract in the park on El Prado had been cleared and the cooperation of the chamber of commerce committee was again asked to discover the best results in the planting of shrubbery and the grading and equipment of the grounds. Representatives of playground apparatus had previously presented a catalog of their wares to the councilmen and the committees will now communicate with the latter in selecting the necessary paraphernalia.

The purchase of the water system by the city was taken up by the Mayor, who asked that the advisory committee appointed by the chamber of commerce, consisting of J. B. Hines, Dr. Lancaster, and F. L. Parks, confer with the members of the city council at their early convenience to go over the water situation. As the matter of the purchase of the plant from the Dominguez Land corporation was one of the most important matters to come before the board of trustees, and one that will entail the unremitting work for weeks of men versed in finance, mechanics, and engineering, Mayor Fitzhugh is giving careful consideration to the men he will select on the board's committee that will act in conjunction with the chamber of commerce committee.

Following the reading of the minutes of the two previous meetings of the council Mr. Briney read communications from Whittier relative to the method adopted by that city in granting a franchise for the crossing of the city's streets by the Southern Pacific railroad. The latter stated that it was usual, as in the case of Whittier, that a franchise be given a railway company, if the latter will bear all necessary expense as to advertising, etc., usually about \$100. The communication was corroborated by E. S. Read, an official of the Santa Fe, now about to ask for a Torrance franchise, who stated that his company would bear all the necessary expense and conform to any ruling of the State Railway commission as to street crossings.

Representatives of two firms each of which manufactures fire alarm sirens, presented photographs of their goods to the council, one of which was offered at \$485, its sponsor offering to allow its use for thirty days without expense to the city as a test of its efficiency, and the other offering to sell his siren for \$375. E. S. Toledo, O., or to sell his demonstrator for \$300. The matter was temporarily laid on the table until the next meeting.

The plat of the newest Torrance subdivision, called Crescent Heights, that was placed on the market this week by Mr. Wilson of the Neill Realty company, and Messrs. Gilbert & Hanson of the State Exchange Bank building, was approved on the suggestion of City Engineer Jessup.

The application of M. W. Kane to construct a series of bungalows of twelve units at the corner of Gramercy and Plaza Del Amo was refused.

The request of James Jenkins of

(Continued on Last Page)

"I have been in your progressive little city but a few hours," said Judge Day, "and am free to confess I am pleasantly disappointed, but in its appearance as a municipality and as to the oil possibilities I have found here.

"When I received orders from Mr. Doheny to look over the Torrance oil field and later was told that the company I represent would come into the field if suitable leaseholds are found, I was rather skeptical, as I had heard very little of the production here and knew it to be, comparatively speaking, low.

"After spending all of Wednesday scouting around and getting data on the production and geological condition in the field, I will say that the latter looks so promising for a 'long life' field that we are prepared to buy or lease large tracts of land."

When asked as to the geological formation hereabouts, Judge Day, who is chief Doheny geologist for the West Coast, said:

"The production in your field will never be sensational. You will probably never have 5,000, 10,000, or 20,000 barrel wells, but your wells that are now flowing at from 300 to 500 barrels per day will, in my opinion, continue to do so for many years to come. In this connection, let me say that independent companies who come into the Torrance field, and after having reached the sand at a normal depth of 3500 feet, with production around 500 barrels, and who abandon this sand and drill deeper, are making the greatest mistake, for from my investigation it is my opinion that they will get into salt water. A few such deep wells will disrupt the oil strata in any such section, and will affect not only the deep well, but the shallower ones in the immediate vicinity.

"While I am delighted with the district and predict steady production of a high-grade oil for years to come, I am going to confess that I am disappointed in not being able to find available land for lease in quantities that would interest Mr. Doheny. We would much rather lease or buy 1500 acres than five but your land has been sold to so many non-residents with whom we are or will be unable to get in touch that I am now willing to lease or buy much smaller tracts, and am now negotiating with several individuals for the leasing of five and ten-acre tracts, and you can say that the Mexican Petroleum company is coming into the field—that much is certain—to what extent depends on the result of negotiations that are now under way, or the leasing of larger tracts that we know nothing of at the present time."

NOTICE

Because of the delay in securing maps of Crescent Heights, W. H. Gilbert informed the Herald by telephone just at press time that the sale of lots in this tract would be held up until further notice.

AUXILIARY DANCE FEB. 17

Another of the American Legion Auxiliary dances will be held on Saturday evening, February 17, at the Legion Hall, and the music will be furnished by the "Jazz Bandits," those splendid entertainers, who made such a good impression at a former dance. A large crowd is expected to this St. Valentine's dance, and that a good time will be enjoyed by those who attend goes without saying.

on Monday evening, February 12, and it is the desire of the officers of the post that as large an attendance as possible turn out. Important matters will come up for discussion, and the entire membership should be on hand.