

8 PART  
**Real Estate**  
 AND INDUSTRY SECTION  
 Los Angeles Times \* SUNDAY, FEBRUARY 23, 1947

**Great Home-Building Activity in County Shown by Survey**

That last year was one of the most active home-building seasons in the history of the Los Angeles County is stated in a survey report newly prepared by the research department of the Security-First National Bank. "Permits were issued for 47,000 dwelling units, with construction being started on most of them," the report says and points out "that this large total far exceeds that for any previous year since 1933."

Especially significant is the disclosure that the total number of dwellings now being finished, about 53,000 were finished, that being an estimate based on



**CONSTRUCTION SCHEDULED**—The six-room dwelling pictured here is slated to be built in West Los Angeles for a veteran. Among pilot's details is power porch to be located on the east and sheltered on two sides by walls of dwelling. "Eco-roof" siding will be used in the exterior finish. This house was designed by Architect Frederick Hodgdon.

**Fact and Comment**

By CHARLES C. COHAN

There's much promise of building-situation benefit in the P.H.A. ruling whereby builders can reduce 30 days, from 60, the period in which newly built homes must be held for sale to veterans before being purchasable by nonveterans. Certain requirements must be met but they don't look difficult.

Briefly, if the builder can show sufficiently attested sale offers to veterans and that continuation of such offer would work a hardship, the P.H.A. will slash the required holding period. If a deal with a veteran fails to work, some other veteran must be given the next purchase preference, but again in such case the time reduction may apply.

Many new houses have been completed and others are on their way to completion in less time than was anticipated a few months ago. A completed but unoccupied house doesn't ease the situation. Its ready availability makes the 60-day period for sale of houses to veterans devised as a way to help meet housing needs. But like various other efforts and experiments in that regard it hasn't filled the bill.

Since, as we've told, there are hundreds of veterans not frantically able to buy houses it wouldn't make any difference to them if the houses were held for 300 days for possible purchase by ex-servicemen. Retail housing is the answer for them. On the other hand there are many veterans able and willing to buy houses if they should be able to make a selection in far less than 60 days.

Opening wider way, as does the new ruling, for buying new houses by servicemen shouldn't bring a large supply of older housing on the market at prices more in accord with the pocketbooks of many veterans.

Of course the new rule can have only a part in easing the housing and real estate situation. Careful and careful building controls that all too often hinder instead of help.

**LAWRENCE BLOCK CO., INC.**

**BEST BUSINESS BUYS**

AMBERY CORPORATION  
 1200 W. 12th St. Los Angeles 4, Cal.  
 1200 W. 12th St. Los Angeles 4, Cal.  
 1200 W. 12th St. Los Angeles 4, Cal.

**STORE LOCATIONS FOR LEASE**

1200 W. 12th St. Los Angeles 4, Cal.  
 1200 W. 12th St. Los Angeles 4, Cal.  
 1200 W. 12th St. Los Angeles 4, Cal.

**PARTIALLY IMPROVED BUSINESS SITE & PLANS FOR SALE**

1200 W. 12th St. Los Angeles 4, Cal.  
 1200 W. 12th St. Los Angeles 4, Cal.  
 1200 W. 12th St. Los Angeles 4, Cal.

**LAWRENCE BLOCK CO., INC.**

1200 W. 12th St. Los Angeles 4, Cal.  
 1200 W. 12th St. Los Angeles 4, Cal.  
 1200 W. 12th St. Los Angeles 4, Cal.

**FOR HOMES REFLECTING Hospitality.**

There's that extra something about Viewpark that sets it apart from other homes. Perhaps it's the very homesites they are built on... or the community environment... or the thoughtful planning that has gone into the development of this beautiful home spot as a whole.

**VIEWPARK**

1405 ANGELES INVESTMENT CO.  
 1305 W. Vista Ave. ANGLETON 2-1111

3945 ANGELES VISTA BLVD.  
 3945 VERNON AVENUE

**POMONA-CHINO DISTRICT**

**LARGE TREE-COVERED HOME SITES**

Reasons why you should investigate this offering immediately!

1. Large trees growing from 40 to 60 feet to 100 feet, and more trees.
2. 1/2 acre lots, 12 to 16 lots per acre.
3. 2 1/2 miles from airport and 60 to 80 miles from Los Angeles.
4. Only 2 1/2 miles from great industrial district. Employment for many thousands of job-seekers.
5. All utilities. Deep wells, water, gas, electricity. No expenses, no taxes.
6. Anticipated in such a manner that you will be among the first to see the plan and build your home in a limited length of time.
7. Only 1/2 mile from great industrial district.
8. 1/2 mile from great industrial district.
9. 1/2 mile from great industrial district.

TRACTS PRICES LESS THAN THE NEARBY CITY BUILDING LOT, TERMS

JOHN P. MILLS, Owner  
 SUITE 404 INVEST-STRONG BLDG. 112 WEST 7th ST., LOS ANGELES

**Another The McCARTHY COMPANY Development**

**\$1650 DOWN FOR NON-VETERANS**  
 (PETS) Only \$475 Down for You!

CHARTERED 10 HOMES

\$875 to \$1070 — TOTAL PRICE — F.H.A. or G.I. LOANS

5010 WEST CENTRAL BLVD.  
 (Via Pacific Ocean) 12312

**Large Production of Houses Slated**

Delivery of newly produced homes at the rate of 200 dwellings a month is scheduled by the Layward Lumber & Investment Co. It was reported in the past week. The homes to be described as "scientifically engineered" and the first model planned at 12325 Ventura Blvd. Sherman Oaks, will be open for public inspection today, it was announced.

**Ranchos Santa Anita**

See the beautiful, beautiful Ranchos Santa Anita...  
 12325 Ventura Blvd. Sherman Oaks

**Galifornia's Springtime Garden Spot**

See the beautiful, beautiful Ranchos Santa Anita...  
 12325 Ventura Blvd. Sherman Oaks

**JANNS INVESTMENT CORPORATION**

1877 or 1878 W. 12th St. Los Angeles 4, Cal.  
 1877 or 1878 W. 12th St. Los Angeles 4, Cal.

**INDUSTRIAL**

A beautiful 1/2 acre site in the Harbor Area...  
 Harbor Area

**Garages**

12x10 18x20 20x20 20x30

**FENCES**

3x4 Solid Board or Fiberglass

**PRETAK HOUSES**

3023 W. WASHINGTON

**HOTEL FOR SALE**

24 UNITS

**RYANT Manor**

2 and 3 BEDROOM HOMES

**ARMISTEAD**

Real Estate

**RETAIL SALES**

TRI-STATE LUMBER CO.

**MOTEL UNIT**

Modern furnished

**GARAGES**

PRE-OUT — PRE-FAB OR — PRE-DR

**SHOWER PAN**

HEALTHY PROTECTIVE FLOORING

**Town to Have Pioneer Style**

With architecture and atmosphere of the colorful pioneer West, a new community already named PioneerTown, sponsored by Sanjourner personalities, is envisaged for an area in the San Bernardino mountains, adjacent to a manufacturing in the past week. Plans for its construction are being furthered. For development of PioneerTown and marketing of adjacent land, more than 13,500 acres owned by the State and 35 miles from Palm Springs have been acquired by a group including Roy Rogers, Gene Curtis, Bob Nolan, Russell Hayden, Tim Boney and others. "It was stated. Accrue, to minimum of 100,000 people, a city of 100,000 around the townsite, will be marketed, the report explained.

**Many Homes Intended**

Private builders of the nation are hoping to build 100,000 new homes this year, it was estimated.

**LOOK TO JANSS**

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 12325 Ventura Blvd. Sherman Oaks

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**NEW AID OFFERED RENTAL PROJECTS**

Last planning consultants of the Federal Housing Administration staff are endeavoring to assist the planners and builders in the use of new aid offered by the Federal Housing Administration to insure financing for as much as 20% of the necessary current cost of the completed property, including land and structure, it was estimated.

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**Million-Dollar Plant Rising**

Scheduled to be ready for occupancy in July, the new \$1,000,000 plant of the Weston Appliance Corp. is being built on a 10-acre site at Crenshaw and 81 Stuyvesant near the Harbor. The new factory will contain approximately 14,000 square feet of area and will enable the company to double its present output. The company manufactures over 100 different types of wall and floor fixtures.

**Excellent Location! BALDWIN HILLS**

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