

PALOS VERDES BULLETIN

Published by Palos Verdes Homes Association, Redondo Beach, California

VOLUME I

JANUARY 1925

NUMBER 3



PUERTA DEL NORTE

Landscaping by Olmsted Bros.

Northern Entrance to Palos Verdes Estates from Redondo

REDONDO ENTRANCE PLANTINGS

Entering Palos Verdes from the north the first impression is color—color of various shades and textures from white through pink to a bronze-maroon, against a shadowy background of gray-trunked eucalyptus and the dark greens of smaller



plantings on either side of the main drive. The impression is at present only suggestive of the ultimate effect, but it has been produced in less than a year from the completion of the road, with plants raised in the Nursery of Palos Verdes Estates.

About the Redondo entrance plaza is started a wall of evergreen magnolias, with a ground cover of English Ivy, interspersed with spots of purple-flowered trailing lantana, the whole area bordered with yellow and white pansies.

The delicate lavender plant, *Nepeta mussini*, borders the curb edges along the main drive, its gray foliage blending with the road surfacing, and a ground cover of English Ivy blankets the whole planting space between the curbs and walks, from which gossamer acacias are beginning to arise into standards. At intervals there are groups of the yellow single-flowered marguerites; and the blue-flowered dwarf morning-glory, *Convolvulus mauritanicus*, borders the walks.

Back of the walks the ground covers are supplemented with higher-growing perennials, canterbury-bells, sea-lavender, and foxgloves, with white oleanders and other shrubs and trees rising to frame the vista.

The hardy chrysanthemums, which have created such favorable comment, are being succeeded by cinerarias, then the belladonna lily, and so on with a succession of bloom throughout the year. This is but a beginning of the park-like effect which is to be continued with as rich planting all the way round to Malaga Cove Plaza and business center. This work is being designed and carried out by Olmsted Brothers, landscape architects.

PALOS VERDES BULLETIN

REDONDO BEACH, CALIFORNIA

Publication Office

ROOM 258, HOTEL REDONDO
REDONDO BEACH, CAL.

Los Angeles Office

501 LANE MORTGAGE BUILDING
Eighth and Spring Streets

Published by Palos Verdes Homes Association,
a non-stock, non-profit, community organization, in-
corporated under the laws of the State of California.

Mailed to any address upon request.

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News notes and items of interest should be in the
hands of the editors not later than the first of each month.

A UNIVERSITY ON THE PALOS VERDES HILLS

Discussion of the possible location of the State University on the Palos Verdes hills is of interest to every resident, as well as to property owners of all Southern California. While the proposed site is outside of the present development area it is well known to everyone in this part of the metropolitan district, because it was selected some three years ago after careful study of the whole 16,000 acres of the Palos Verdes Ranch, as being the most inspiring and altogether the best situated for climate, transportation, stadium site, agricultural needs, and in fact, for all the things necessary to make a great modern state institution. Situated on a mighty acropolis overlooking Catalina and the western ocean, and at the same time looking back across the whole plain of Los Angeles to Pasadena and the mountains, there is a feeling of uplift about this splendid crest that can be gained in few places in the world: And there is land enough here available, with varied soil and elevation, to meet almost any kind of requirements that could be anticipated.

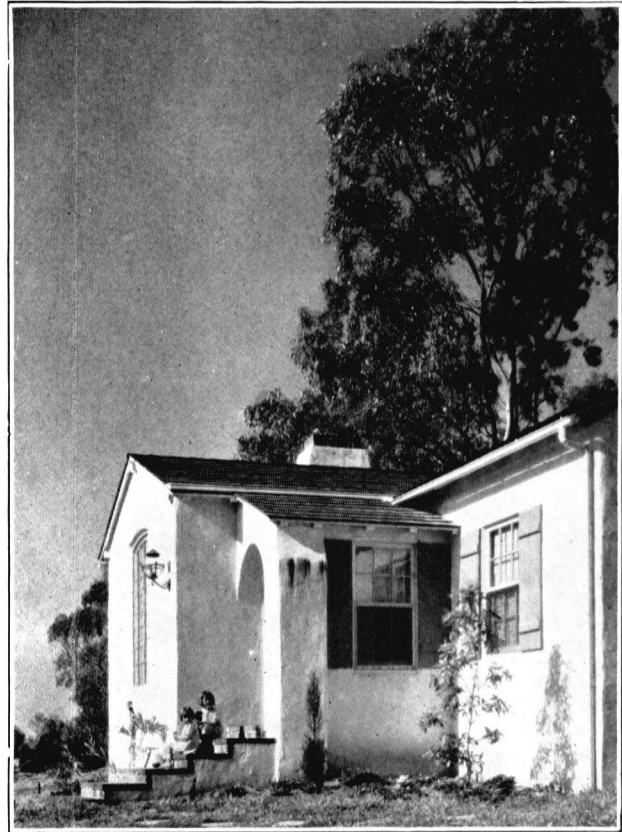
But the greatest asset of all, we believe, will be its climate, record of which fortunately was kept for many years in complete and accurate fashion by Dr. Ford A. Carpenter, one of the government's best weather men. This shows that there is less wind and fog on Palos Verdes hills than in Los Angeles, and that the University here would always have cool summers for the great summer sessions which are already so important a part of its annual program.

During the coming month visits to this site will be made by members of the Board of Regents and the State Legislature, but it may be some time before a definite decision is reached. Whatever it may be, the citizens of Palos Verdes join with their neighbors of Southern California in the one hope that at least a site of sufficient size and inspirational character may be acquired by the Regents to give all our sons and daughters the greatest possible advantages in higher education.

* * *

NO FROST IN PALOS VERDES

During last month's cold snap, that did considerable damage in gardens all about Los Angeles and made smudging necessary night after night in the citrus groves, Palos Verdes escaped without any damage. Mr. Olmsted's field force reports "a little ice at a couple of isolated spots in Valmonte," where



RESIDENCE OF MR. HOWARD TOWLE
Via Anita, Malaga Cove

exposed to northeast winds; but though the hoar frost was thick in the early mornings on the lower land toward Redondo, none was seen in Palos Verdes.

Mr. Olmsted says: "The week before some five hundred Cinerarias were planted along sidewalks in the Entrance Plaza section and there were no indications of their being touched by frost. At the Project Nursery at Lunada Bay there were no fatalities although very dry and strong winds were prevalent during the cold wave. Indeed a careful examination of the plantings in all sections showed them to be undamaged."

There was no sign of ice in garden fountains. Cyclamen planted in the open ground—begonias, geraniums—a banana tree—saw no damage.

* * *

THE ESTATES MORTGAGE AND BUILDING COMPANY

Nearly a year ago, in February 1924, the Estates Mortgage and Building Company was organized and its stock taken largely among people who were interested in Palos Verdes. Confining its field of work entirely to Palos Verdes Estates, its purpose is to facilitate building by providing loans at reasonable rates and by doing the actual construction also, where desired.

Loans totaling in excess of one hundred thousand dollars have already been made, and contracts taken for construction of five dwellings. Most of the insurance at Palos Verdes has been written by this Company, which holds the General Agency of the Hartford Fire Insurance Co. and the Hartford Accident and Indemnity Co.

The Company is reported to be in a healthy financial condition, and has already paid one dividend at the annual rate of seven per cent on its preferred stock.

SCHOOL DISTRICT FORMATION PROGRESSING

The formation of a separate school district for Palos Verdes Estates and Ranch has now had the approval of the County Superintendent of Schools and the State Superintendent of Schools, and is up for hearing before the County Board of Supervisors on Jan. 26th, when it is expected that the formation of the district will be authorized and an election called for three school directors. This should take place some time in March, and the new school board is expected immediately to call an election for the voting of necessary bonds to erect a suitable school building on the Malaga Cove school site.

The petition for the formation of the district is headed by Col. J. C. Low, President of Palos Verdes Homes Association, and the heads of eleven families now residing in Palos Verdes who have 23 children between the ages of 5 and 17.

* * *

MALAGA COVE NEIGHBORHOOD

Mrs. J. C. Low of Granvia La Costa and her two children have just returned from a three weeks' trip to Globe, Arizona, where they spent the Christmas holidays with relatives.

Mr. and Mrs. C. H. Cheney have recently occupied their new home on the Via del Monte.

PALOS VERDES PROGRESS TO JAN. 1, 1925

32 miles of streets and alleys have been cut and graded.

22 miles of streets surfaced, part with final surfacing and curbs.

A producing well, yielding 3,600,000 gallons of water daily, with storage reservoirs, electric pumping plants and 17 miles of water mains.

9 miles of gas mains.

4½ miles of storm drains.

6 miles of overhead electric lines and 1¼ miles of underground conduits.

Over 40,000 trees and shrubs planted.

63% of the lots in the entire subdivided area acquired by over 3000 people.

Expenditure for improvements to date (not including cost of land), two and a quarter million dollars.

4444 lots filed of record on subdivision maps.

646 lots contracted and deeded to purchasers (not including uncompleted allotments to subscribers).

* * *

VALMONTE NEIGHBORHOOD

Mr. J. T. Whedon spent Christmas on the avocado ranch of his son-in-law at Yorba Linda.

Grading of Via Alcance and other local roads in Valmonte was begun early in January.

* * *

A CORRECTION

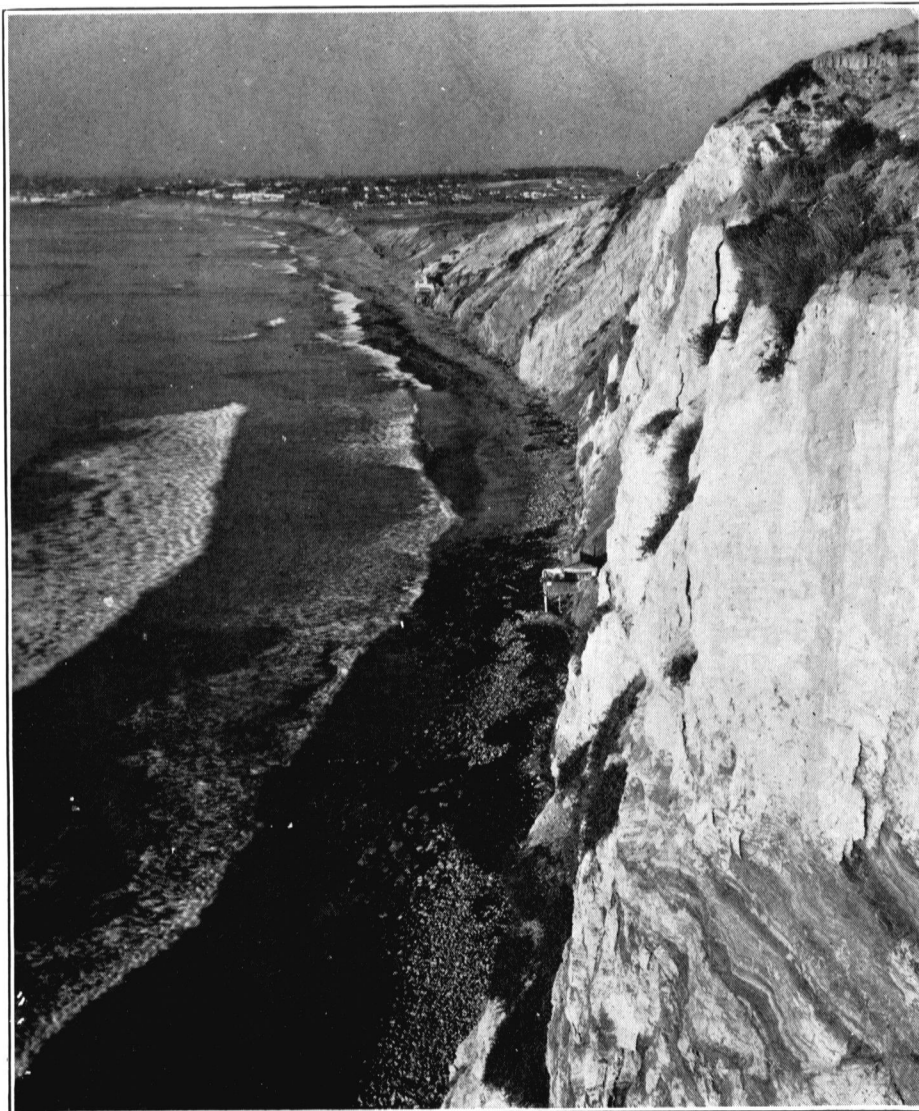
In the article on Palos Verdes Homes Association in our December issue, a line of type was left out near the top of the second column of page 2. It should have read:

"Palos Verdes Project, on the other hand, is a real estate Trust organized for profit and financed by some four thousand different investors, none of whom have large holdings. They put their money in the hands of the Bank of America as Trustee."

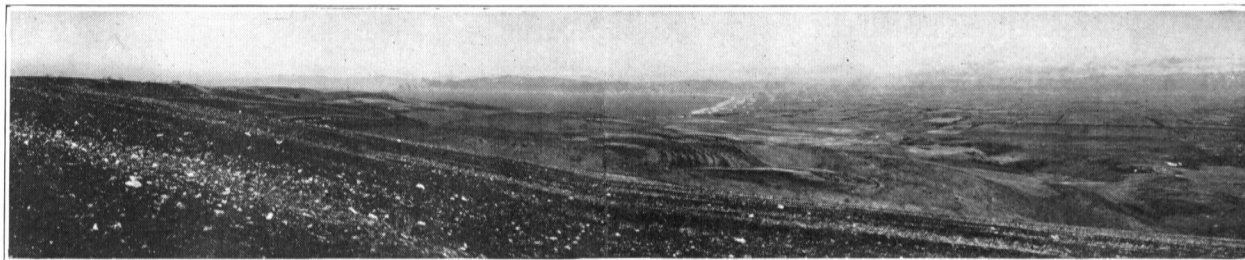
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BUS SERVICE

Establishment of bus service from Redondo Beach to Palos Verdes is announced by the Palos Verdes Transportation Co. For the present the bus will run from the center of Redondo Beach to Malaga Cove, the Inn and the Golf Club at irregular intervals and without charge, pending granting of the application before the State Railroad Commission for a franchise, which should be settled before the end of the month. The bus will carry children to and from high school and grammar school in Redondo Beach and also anyone desiring to reach Palos Verdes. Time schedule will be posted later at Hotel Redondo, telephone Redondo 5005.



LOOKING NORTH FROM MALAGA COVE TOWARD REDONDO



Redondo Beach

Torrance

PANORAMIC VIEW LOOKING NORTH FROM THE PROPOSED UNIVERSITY SITE ON PALOS VERDES HILLS WHICH DOMINATES THE WHOLE METROPOLITAN AREA OF LOS ANGELES

THE PROPOSED UNIVERSITY SITE

Tender of a proposed site of one thousand acres on the Palos Verdes hills for the relocation of the Southern Branch of the University (now on Vermont Avenue in Los Angeles) was made on Jan. 5th by sixteen chambers of commerce, from as many cities of the Metropolitan District, to the Site Committee appointed by the Regents. This site is on the crest of the hill, looking toward the ocean and Catalina on the south and west, and across the coastal plain, over Los Angeles and Pasadena, to the mountains on the north and east. It is part of the Palos Verdes Syndicate property, about a half mile southeast of the three thousand acres of the Project which are under development at Valmonte, Malaga Cove and Lunada Bay, and about two miles west in a straight line from the two hundred acre Miraleste townsite.

The cities urging this proposal include Long Beach, San Pedro, Hermosa, Gardena, Inglewood, Hawthorne, Torrance, El Segundo, Lennox, Compton, Lomita, Wilmington, Redondo, Harbor City, Lawndale and Manhattan. Their chambers of commerce have joined together in securing an option for the Site Committee at a nominal price and for such time as is necessary for the Regents and the Legislature to undertake a decision. This option carries with it a proviso that an adequate sum be voted by the people or otherwise found for the building of sufficient plant to answer the requirements of the Southern Branch of the University of California and that the work be initiated within a space of three years.

In their letter of tender to the Site Committee they say:

"There is ample acreage within the bounds of this tender, alone, to create a university adequate for 25,000 students, with all the necessary plant. The climate is exceptionally well balanced, temperate in

winter and cool and refreshing in summer, an ideal situation that means so much in the building up of the large summer sessions which have come to be an integral and vital part of university policy. There is a stadium site that can be developed to hold 150,000 people.

"For the location of an agricultural college, there is no land more adaptable. There are many variations of rich, deep soil on successive benches ranging in elevation from 500 to 1200 feet. Remarkable tidal pools and marine life feature the shore areas already partially established as permanent parks of inestimable experimental and scientific value to the university. A system of radiating parks contiguous, containing hundreds of acres, forms a chain from the university site down to the sea in such a way as to offer a unique field for a national arboretum of plant life, at levels ranging from the sea to an altitude of 1300 feet.

"More important to the student is the fact that this potential site is so situated as to form a part of a community life that will be highly protected and whose environment will lend itself beautifully to the cultural and the idealistic. This community life is now in process of forming and its general plan is one with strong appeal to university life and principle."

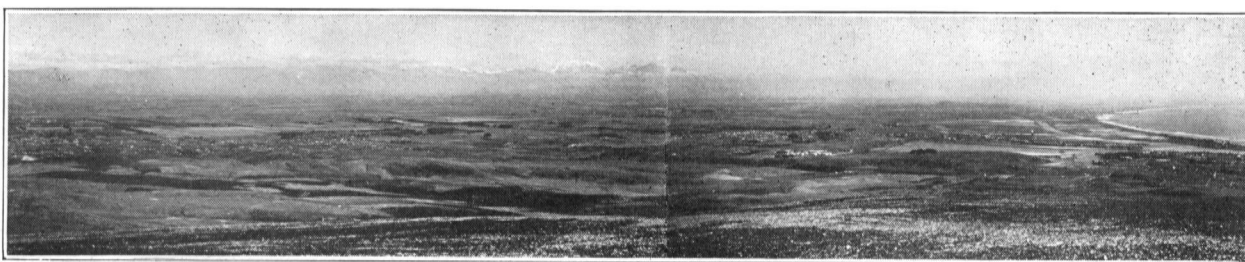
A report on the possibilities of the proposed site by Frederick Law Olmsted, Landscape Architect, Myron Hunt, Architect, H. T. Cory, Consulting Engineer, and Chas. H. Cheney, Consultant in Planning, was presented with the letter of tender, giving some authoritative data on location, transportation, possible grouping of buildings, stadium, boundaries, landscaping, water and utilities, climate, agricultural advantages, biological station, geological formations, fisheries and commerce, canyon parks and the possibilities for a national arboretum, aeronautics and the college townsite and nearby neighborhood. The report says in part:

Transportation

"Excellent transportation to all parts of the metropolitan district can readily be had by extension of the Pacific Electric directly to the university site, proposed stadium and principal campus gates. Preliminary surveys for this line have already been run on grades approved by Pacific Electric engineers for connection with the Gardena, Torrance, and San Pedro line which the Board of Utilities of Los Angeles is now proposing to link up at Athens with the new rapid transit elevated and subway line through Broadway to South Pasadena in the new rapid transit plan this month being recommended for adoption by the people of the city. Connection also is provided with the Redondo-Playa del Rey line and connections to Venice, Santa Monica and coast cities.



VIEW LOOKING SOUTH NEAR THE PROPOSED UNIVERSITY SITE Showing the ocean and Catalina Island in the distance



Los Angeles

Long Beach

THESE VIEWS LOOKING NORTH AND EAST FROM THE PROPOSED SITE SHOW THE SPLENDID RANGE OF VISION FROM SANTA MONICA BAY ON THE WEST TO LONG BEACH AND THE OCEAN ON THE EAST

"There is good reason to believe that the Pacific Electric would promptly build this extension to the university site upon definite determination that the university would build here, with a university town growing up around it. We should expect the selection of this site by the university to be conditional upon securing an agreement with the Pacific Electric to build such a line within two years or before the university should move out here. Such a line would provide direct connection to the principal center of population approximately within one hour, which time should be considerably cut when grade crossing eliminations under contemplation are effected and when the new subway and rapid transit system are built.

Climate

"From June, 1914, to June, 1920, a series of regular observations of the climate of Palos Verdes was made by Dr. Ford A. Carpenter, of the Los Angeles Chamber of Commerce and for many years Weather Bureau Forecaster at Los Angeles. Of the eleven stations he used, scattered widely over the whole twenty-five square miles, five are sufficiently near to the proposed site to give valuable indications as to what we might expect there in the way of climate—one is just beyond the south boundary of the proposed site and the others are short distances to the southeast, west, northwest, and northeast.

"The temperature in general is controlled by the sea, which varies in mean temperature from about 62° in summer to about 52° in winter. On the heights the temperature is, on the average, about 10° cooler than Los Angeles—the maximum being about 90°, the minimum about 30°, and the average about 58°. The records at Los Angeles from 1915 to 1917 show a maximum of 105°, minimum of 36°, and average of 61°. Frost is practically unknown on the lower levels and infrequent on the heights. Dr. Carpenter states that in his experience damaging frost rarely occurs even on the crest or on the north side. For example, during January, 1916, while there were three occurrences of frost on the north side, no frost occurred on the coast slopes and even on the north side it was not sufficiently heavy to damage tomato vines.

"Practically all of the rain occurs between December 1st and March 1st—the greatest amount, as a rule, in December. The remaining months of the year have, ordinarily, little or no rain. The moisture-bearing winds range from the southeast around to the southwest; however, the maximum rainfall is to the leeward of the crest on the northeast slopes. In the area comprised in the proposed site, the rainfall was 20 inches in 1915-16, 16 inches in 1916-17, and 10 inches in 1917-18.

"The relative humidity varies from about 65% on the northeast slopes to about 72% on the crest and the ocean terraces—the average for Los Angeles in

1915-16 was 71%, and 1916-17—84%. The limit for gardening without irrigation is about 72%. There is in general less fog than in the level country north of Palos Verdes.

"The winds are predominantly local, the highest velocity occurring locally at about two in the afternoon—the average velocity being the same, or less, than in Los Angeles and averaging less than in the Harbor District or in the level country lying between Palos Verdes and Los Angeles. Safe airplane take-offs and landings can be made at all times. 'Santa Ana winds' are not as strongly felt as at Los Angeles, and the only crop-damaging winds are those that infrequently sweep down the coast from the northwest.

"The experience as to sunshine is about the same as at Los Angeles—if anything a little better. Both at Los Angeles and at Palos Verdes the minimum sunshine occurs in April while the maximum is in August at Los Angeles and in November at Palos Verdes."

* * *

The splendid photographs in this issue are by Mr. Julius Padilla.

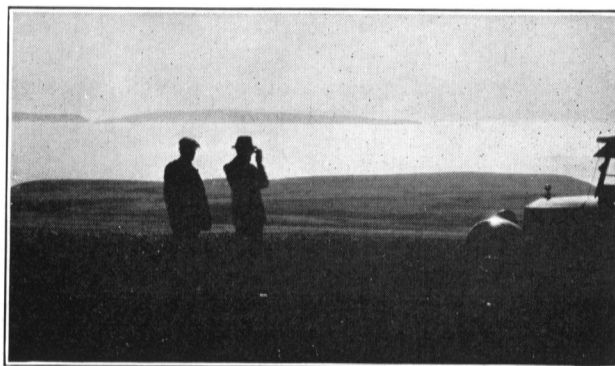
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A new play entitled, "If Everybody Had a Window in His House Like This," by Mrs. Marion Craig Wentworth, author of "War Brides" and other plays, who intends to build a home on her lot in Miraleste shortly, is being produced this week by the Pasadena Community Players, under the direction of Gilmour Brown.

* * *

"Palos Verdes is the best test of golf I ever saw. I know of no course where accuracy has so great a reward, and inaccuracy more deserved penalties. I feel confident that the United States Golf Association would heartily approve Palos Verdes as a place for national championships."—*Sherman Paddock in Country Club Magazine.*

* * *



CATALINA ISLAND

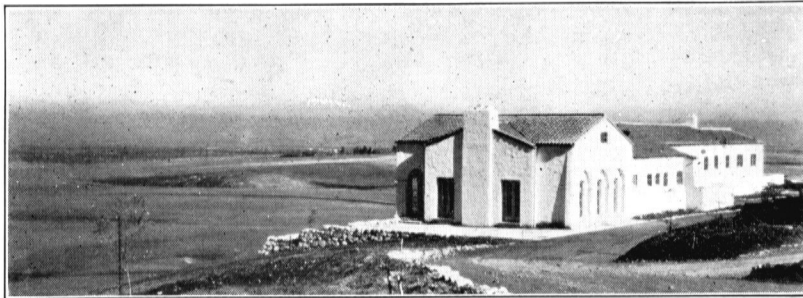
From the proposed University site, looking south

GOLF CLUB NOTES

The first invitational golf tournament at Palos Verdes Golf Club will open January 27th and close February 1st, according to announcement made by Jim Fiske and the Greens Committee last week. About 300 players are expected for this tournament, making at least 7 flights necessary. Two prizes are announced for each flight, with a special prize for the low qualifying round, also a prize for the defeated eight of the first flight.

* * *

The next big event at the Golf Club will take place on Feb. 7th when Abe Mitchell and Geo. Duncan of England, considered two of the greatest match players in the world, will meet Norman MacBeth and Scotty Armstrong of the Wilshire Country Club for a return match on the Palos



WEST APPROACH TO THE GOLF CLUB

Verdes course. The English professionals were defeated by these two great local amateurs on the Wilshire course recently. This match is expected to bring out the best golf in each player as they will be on a neutral course, one of the sportiest in California. Nowhere else can a gallery watch a golf match as well as here. A special committee for looking out for the gallery is being appointed by Palos Verdes Greens Committee, so that each player may be seen to the best advantage.

* * *

On Thurs. Jan. 15th a golf tournament of the paint manufacturers of Los Angeles was held on the course.

On Thurs. Jan. 29th the tournament of the Advertising Club of Los Angeles will be held on Palos Verdes course.

The Woman's Auxiliary of the Southern California Golf Association play their tournament March 5th, at which special prizes will be given by Palos Verdes Golf Club.

A tournament between Bank of America and the California Bank, with about 80 players, is scheduled for Feb. 12th.

Among the inter-club matches now being played, Palos Verdes Golf Team was defeated by the Oakmont Club by 3 points.

The Potera Golf Club (formerly the Western Avenue Golf Club near Inglewood) held a tournament on Palos Verdes course last month.

Vic Owens, assistant professional of Palos Verdes Golf Club, is in San Francisco this week for the Northern California open championship.

The new men's grill on the lower floor next to the golf shop, will open about Jan. 25th. It is splendidly located on the north side of the club house overlooking the entire golf course.

ART JURY NOTES

Following are the most important items acted upon by the Art Jury at the 55th, 56th, 57th and 58th meetings:

Oil Station and Garage on Lot 1614-3 for Chas. J. Wigg

After presentation of several sketches by Webber, Staunton and Spaulding, Architects, and Mr. Hamilton, for this business structure at Malaga Cove, the secretary was authorized to give final approval if the working drawings included certain changes found desirable.

Addition to Palos Verdes Golf Club

The secretary was authorized to give final approval to additions to the Club, including a sun porch on the west end with lounge room for ladies, and a room for the caddy master and storage of clubs, golf shop, etc. to close the gap on the east end between the main building and the caddy house previously approved.

House for Comstock-Wiley Co. on Lot 1800-34

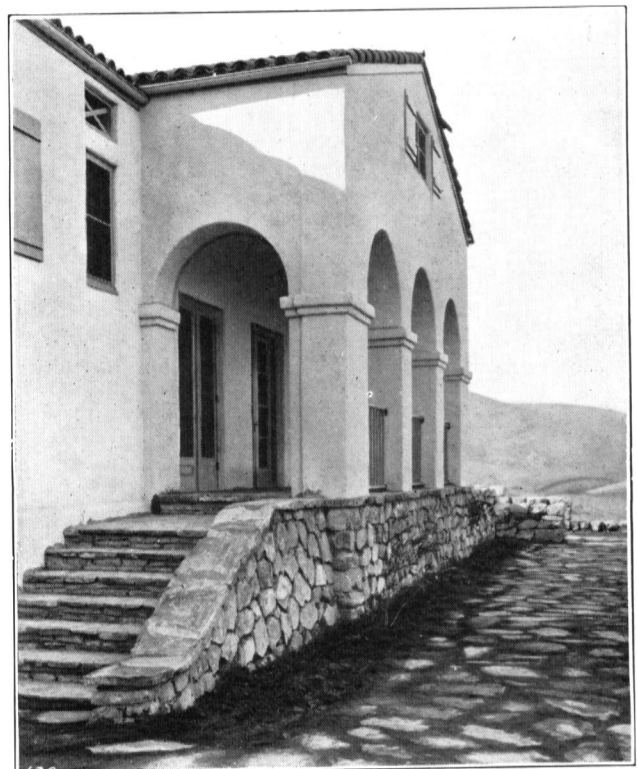
Working drawings for this delightful small house by Architects Ruoff and Munson were authorized to be approved by the secretary after a few minor changes are made.

Motor Bus

The purchase of a motor bus for use between Redondo Beach and Palos Verdes was reported and the Art Jury finally approved a brown color with gold yellow lettering and trim.

Residence for Mr. Frederick Law Olmsted on Lot 1600-4

Tentative approval with the felicitations of the Art Jury was given to the sketches for this fine



PORCH OF THE GOLF CLUBHOUSE
Which Overlooks the Course

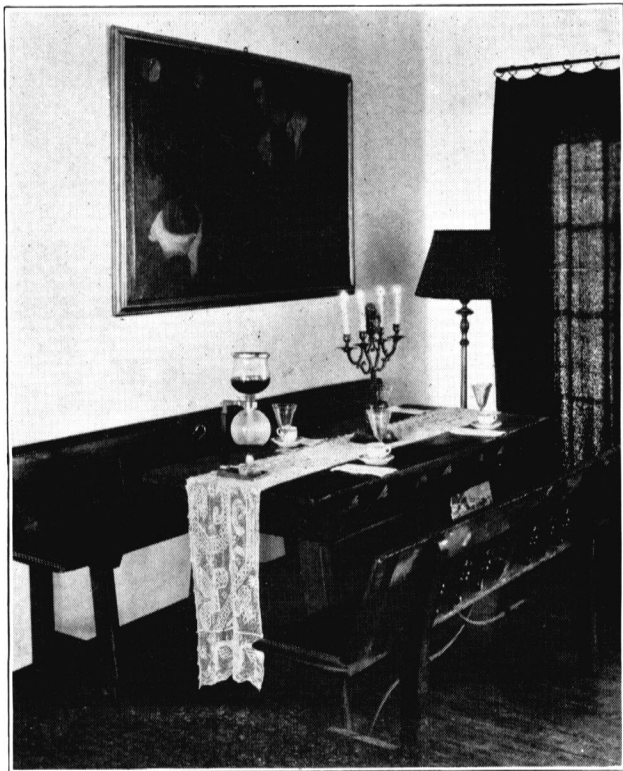
house, on the edge of the bluff at Malaga Cove, by Architect Myron Hunt.

Residence for Mr. Ferdinand Christensen on Lot 1371-2

Final approval of the working drawings for this house on Granvia La Costa in Margate was given and building permit issued.

Fire Hydrants

The Art Jury finally approved Kennedy New Type Fire Hydrant No. 108 for use on the Project



A CORNER OF THE LADIES GRILL
Palos Verdes Golf Club

and recommended that these hydrants be painted green or brown.

Residence for Mr. Chas. Little on Lot 1484-10

Revised studies of this house on the upper terrace of Margate were submitted by Architect S. C. Lee and suggestions made for certain slight modifications to better fit the grade problem on this lot.

Residence for Mr. Ripley Dorr on Lot 1436-8

Preliminary approval of sketches by Architect W. L. Risley was given for this house in the Malaga Cove district, with the understanding that the restrictions require a slate or tile roof.

* * *

LA VENTA NOTES

Mrs. Frank Gates Allen of Pasadena recently entertained at luncheon Mrs. Charles Lippincott of Hollywood and Mrs. Geo. Arthur Stevens of Moline, Illinois.

Mr. and Mrs. W. Lambert of Long Beach entertained Lt. and Mrs. Brewington.

Mr. and Mrs. J. F. Cook of Los Angeles entertained their daughter Mrs. Francis W. Watkins of Barre, Vt., and Mr. and Mrs. E. E. Sutton of Los Angeles at luncheon.

Mr. Raymond G. Gould entertained Mrs. Humphrey Burges at dinner Dec. 17.

Mrs. Pierce Baldwin, Mrs. F. G. Leonard, Mrs.

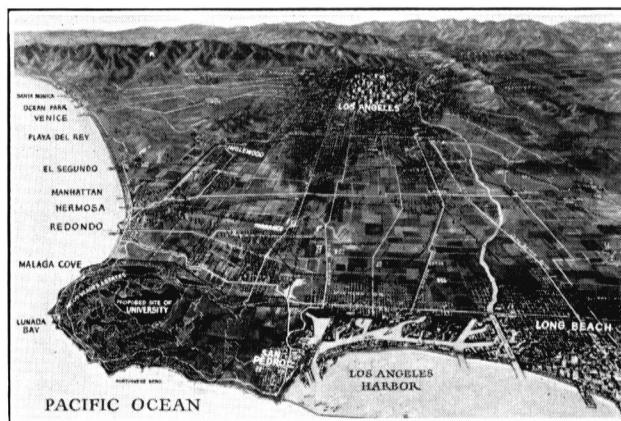


DIAGRAM SHOWING THE PROPOSED SITE
and its relation to the Los Angeles Metropolitan District

Marshall Stimson of Los Angeles, and Mrs. Malcolm Kayser of Salt Lake City, were guests on January 12th.

Mr. and Mrs. J. F. Cook entertained on Jan. 3rd Dr. and Mrs. E. R. Lewis, Misses Elizabeth, Katherine and Margaret Lewis and Miss Helen Cook, with luncheon at the Inn after playing golf at the club.

Mr. and Mrs. W. R. Dorr entertained Mr. and Mrs. W. G. Purcell of Portland, Oregon.

Mrs. Von Kleinsmidt entertained guests at tea Jan. 10.

Miss Margie Richard entertained at luncheon Sarah F. Wolverton of Los Angeles; Claudia L. Clark, Los Angeles; Mrs. Burt W. Richards of Portland, Oregon; Shirley A. Goodman, Los Angeles; Mrs. John C. Jacobs of South Pasadena and Mary B. Jacobs of South Pasadena.

Recent Guests at the Inn included:

Mr. and Mrs. E. A. Strouse, Los Angeles; the Misses Cottrel of Washington, D. C.; Mr. Craigh Ward, Los Angeles; Mr. Allan George, Hollywood; Mr. and Mrs. J. A. Menard, Los Angeles; Mr. and Mrs. Phil S. Birnays, Los Angeles; Mr. Raymond Nort, Los Angeles; C. C. Mac Lean, Los Angeles; Mr. and Mrs. J. W. Elwood, Omaha, Neb.; Mr. and Mrs. John Lathrop, Los Angeles; Mrs. H. H. Fuller, Santa Monica; Mr. and Mrs. P. O. Buell, Santa Barbara; Dr. and Mrs. A. W. Buell, Long Beach; Mr. and Mrs. Jim Talbert, Los Angeles.



THE FIFTH GREEN



RESIDENCE OF MR. A. E. CAMERON

Awarded the certificate of Palos Verdes Art Jury as the best example of architecture built on the Estates in 1924

* * *

BEST HOUSE OF 1924

The residence of Mr. A. E. Cameron on Montemalaga by Kirtland Cutter, Architect, was given the Certificate of Palos Verdes Art Jury as the best example of architecture constructed here during the year 1924, at the Art Jury's meeting of January 14th. This is to be an annual award issued in triplicate to the owner, architect and builder. The award of 1924 was arrived at only after the Jury, in a body, had visited and inspected everything erected on the property to date. Members of the Jury were very enthusiastic over the high quality of design found in many of the buildings.

Honorable mention as noteworthy examples of architecture was also awarded to Palos Verdes Golf Club by C. E. Howard, Architect; to the residence of Col. J. C. Low by John Roth, Architect; and to the residence of E. J. Carrillo by Leffler B. Miller, Architect.

PRIZE HOUSE DESIGNS

Sixty Plans and Elevations of Homes Costing Approximately \$5,000 each

A splendid collection of prize designs published by the Santa Barbara Community Arts Association, of which a limited number of copies were secured to stimulate better architecture in Palos Verdes.

20 designs (indicated by the gold seal of Palos Verdes Art Jury) have already been approved for building on the Estates.

Every lot owner should have a copy. Send for one today.

TEAR OFF THIS BLANK AND MAIL WITH YOUR CHECK

Sec'y, Palos Verdes Art Jury,
Hotel Redondo,
Redondo Beach, Calif.

Dear Sir:

Enclosed find my check for \$2.15 for which please send me postpaid a copy of the Santa Barbara Book of Prize Designs of \$5000 houses.

Name

Street Address.....

City

State

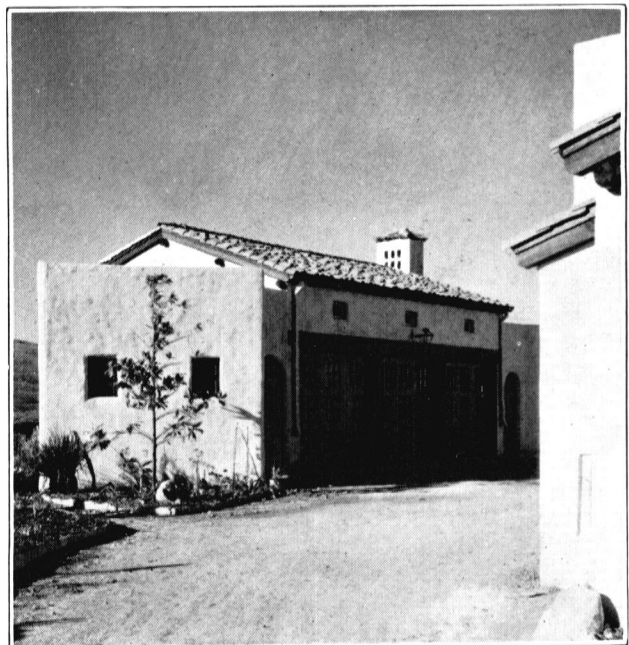
HOMES ASSOCIATION NOTES

Mr. A. E. Cameron, who recently moved into a new home on Montemalaga, has been elected a director of Palos Verdes Homes Association, in place of J. H. Coverley, resigned.

Park and recreation matters under the by-laws are in charge of a Park and Recreation Board appointed by the Manager. Mr. Geo. Gibbs, Jr. and Mr. Everett M. York have been appointed to this board and a third member is to be named shortly. The Board will aid in directing the maintenance of parks, playgrounds, music and recreation in all parts of the property under the control of the Association. The Board was organized on January 12th with Messrs. Gibbs, York and Cheney present, Mr. Gibbs being elected Chairman. Miss May C. Johnson was appointed Secretary, and Olmsted Brothers, Landscape Architects, to the Board. Approval was given to easements for necessary utility lines over certain park strips.

Architect C. E. Howard has returned from a six weeks' visit to his former home in Syracuse, N. Y., and will resume his position as Building Commissioner of the Homes Association and architect for the Project.

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GARAGE OF MR. A. E. CAMERON
Via del Monte, Montemalaga