

PALOS VERDES BULLETIN

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THE PATIO AT COL. LOW'S, ON GRANVIA LA COSTA, MALAGA COVE

OUR GARDENS AT PALOS VERDES

August is the last month of dry summer along the coast of Southern California, and with the coming of September the gardener's year begins. It is thus timely to pause for a moment, review some past accomplishments and plan a little for the future. The *Bulletin* presents in this issue a number of photographs of gardens and plantings, none of which is more than three and a half years old, and gives some suggestions for the gardens that are to come.

It is interesting to review some of the older places and see what they look like, now that the gardens have had a chance to grow somewhat. At the Carrillo house on Via Campesina, in Malaga Cove, the plantings around the house and along the wall have softened the straight lines of the stucco and added greatly to its beauty; the sidewalk terrace plantings were shown in a photograph in the March *Bulletin*, and again in this issue. Colonel Low has some eight-to-ten-foot olive trees at the side of his house on Granvia La Costa that were only three feet high three years ago; but the outstanding feature of his place is the charming little patio, shown on this page.

The approach to Mr. Olmsted's house is along a narrow lawn bordered with flowers on either side;

to the left, on a southern slope, he has planted a very complete collection of fruits, among them persimmons, pomegranates and figs, sapotes, cherimoyas and avocados. Near the house the terraced lawn, edged with flowers, is shown in one of the views given here. Mr. Dawson's place on Via La Selva in Valmonte is also noteworthy for its fruit and flowers; lemons and limes are doing especially well there.

At the Cheneys', on Via del Monte, the walled patio is beautified with flowers and citrus fruits, with Cacti, Copa d'oro, light red Bougainvillea, and with a large Wistaria vine. Paths wind southward from the house through Coast Redwoods to a canyon garden, the interesting possibilities of which are being gradually worked out. Further up on Via del Monte, the Cameron place has some especially well-grown foundation planting, terraced walks bordered with flowers and some interesting rock and wall flowers.

The lacy shrubs and trees at the entrance to the Misses Reynolds' patio on Via Montemar invite one inside, where the interior garden is a tribute to the loving care and good taste of the owners. At Mr. Rous' home his hillside lot has been planted in such a way as to frame the house in very interesting

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* * *

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

"Quality First in Palos Verdes"

fashion. The Crossman place on Via Montemar and the Christensen place on Granvia La Costa in Margate are among the oldest in Palos Verdes, and show the striking results that can be obtained within two and a half short years.

Then at the Golf Club is the remarkable growth of the boundary plantings, along Via Campesina and the approach drives. On the north terrace, rock flowers of many sorts, Lobelia, Silene, Pansies and other *Violas*, Snow-in-Summer and some remarkable Fuchsias have kept up a succession of bloom—there are some Cyclamens that have not been out of bloom during the last two years and are still quite vigorous, yet these are usually classed as tender plants; in the same way two or three generations of Foxgloves and Cinerarias have seeded themselves and grown and bloomed in the open throughout the year.

It would take too long to speak adequately of the entrance plantings and of those charming gardens in the many other smaller parks—a view or



PATIO ENTRANCE, HOME OF MR. AND MRS. GEORGE W. BRUNER

two printed here must suffice. During July the double Hollyhocks have been magnificent, the pink ones approaching Camellias in perfection of shape; and the *Agapanthus*, or African Lily, with its profuse heads of deep blue bell-like flowers, has been especially fine. To have such as these on one's own place, to see them come to perfection under one's care, is a satisfaction known to all garden lovers and one richly to be had at Palos Verdes. When one is tired and bruised from contact with the world, there is unquestionably something about the cool, curving beauty of a flower or shrub, the trickle of water in a fountain or pool, the grateful shade of trees in a garden by the sea, that soothes and rests and satisfies!

* * *

The *Bulletin* will be sent, on request, for three issues to any address.



THE CHARMING PATIO AT THE REYNOLDS' HOME ON VIA MONTEMAR, MALAGA COVE



THE OLMSTED RESIDENCE OVERLOOKS A TERRACED LAWN, BORDERED WITH FLOWERS

LA VENTA NOTES

One of the greatest charms of a visit to La Venta is found in the progressive bloom in the patio and grounds. With successive harmonies of color in the foreground and successive changes of mood in the distant mountains and over the ever-changing

ender bloom causes much wonder and comment as a cut flower in the living room.

The Patio of La Venta, planned in the manner of a California garden of the Mission days, continues to show what may be expected in the way of variety and luxuriousness of bloom in a home garden at Palos Verdes Estates.

From the lower garden cut flowers are gathered for table and living rooms, charmingly arranged by the hostess; fresh flowers grown on the premises are thus to be had every day in the year. Columbine, Coreopsis and Spanish Broom have decorated the Tower Room for the twenty-six bridal couples who have followed each other so quickly at La Venta during June.

* * *

The Building Commissioner reports continued activity in new construction, as the following figures for recent building permits show: April, \$58,812; May, \$33,000; June, \$35,000; July (est.) \$40,000.



FRUIT AND FLOWERS SURROUND THE DAWSON HOME

Pacific to the mysterious islands on the horizon, new interests claim the attention of a visitor on each trip.

Just now the rare pink Passion Vine is in the full height of its glory, covering the pergolas with pendent wonder blossoms. From Christmas throughout Spring and Summer, the many varieties of the golden Acacia flowers have delighted us. Here and there already the Zinnias are beginning to appear.

Agapanthus, *Anchusa*, Snapdragon and Canterbury Bells have followed the glorious double stock and the stately Gladioli. Rock flowers of many kinds cover the walls of the terrace and belvedere. Rare varieties of single and double Fuchsias decorate the ocean frontage. The Artichoke's huge lavender



THE CROSSMAN HOUSE, NEARLY HIDDEN IN GREENERY

PALOS VERDES PERSONALITIES

Farnham B. Martin, Superintendent of Parks for the Homes Association and in charge of plantings and garden design for the Project.



"Plants are like children: they respond to the least bit of human kindness and care. The results you get with them are unquestionably in proportion to the attention and interest you give them." Seated on the stone steps of a beautiful garden overlooking the blue waters of Malaga Cove and surrounded by luxuriant flowers and shrubs that were the living evidence of the truth of what he said, Farnham thus expressed the philosophy that guides him in his work.

A Philadelphian by birth, he went to school in Montclair, N. J., and took Civil Engineering at Princeton, purposing to use this in the profession he was to follow. Then he went directly into nursery work and after three years of this experience with plants themselves, went to Olmsted Bros. in Brookline, where he added to it experience of another kind, in design and in the handling of large construction jobs. When the steam shovels and scrapers began to build the roads at Palos Verdes in the spring of 1923, Farnham came and helped to lay out the Nursery at Lunada Bay, and got the plantings started at the entrance to the Estates that have delighted so many thousands of visitors. Next year he built his home in the eucalyptus grove in Malaga Cove, and shortly afterward was appointed Superintendent of Parks by the Park and Recreation Board of the Homes Association, to carry on and maintain the plantings along the streets and in parks, playgrounds and golf courses,

once they were put in. He likes all sorts of games and sports, "from ping-pong to ice-boating," managed the local ball team last season, and enjoys most of all a game of two-o'-cat or a night's camping in the woods with a bunch of kids.

* * *

ART JURY NOTES

A number of fine new houses have come before the Art Jury during the past two months. The principal approvals given are as follows:

House for Mr. Dana Burks on Lot 1540-16—Malaga Cove

Attractive plans for this house on Via Somonte by Architect Keiffer were given final approval.

House for Mr. Edward Jessop on Lot 4908-11—Miraleste

The secretary was authorized to give final approval to plans for this house on Western Avenue by Mr. Berns, provided minor changes in garage entrance and windows be made.

House for Mr. J. I. Fisher on Lot 1706-3—Malaga Cove

The secretary was authorized to give final approval to plans for this house on the corner of Via Anita and Via La Selva in the eucalyptus grove, provided certain changes in windows be made and a grading and plot plan furnished.

House for Mr. C. E. Tanner on Lot 4810-2—Miraleste

The secretary was authorized to give final approval to plans for this house on Via Colinita.

Residence of the Misses Duke on Lot 1702-4—Malaga Cove

A lattice fence and arch gate for this residence on Via La Selva were given final approval.

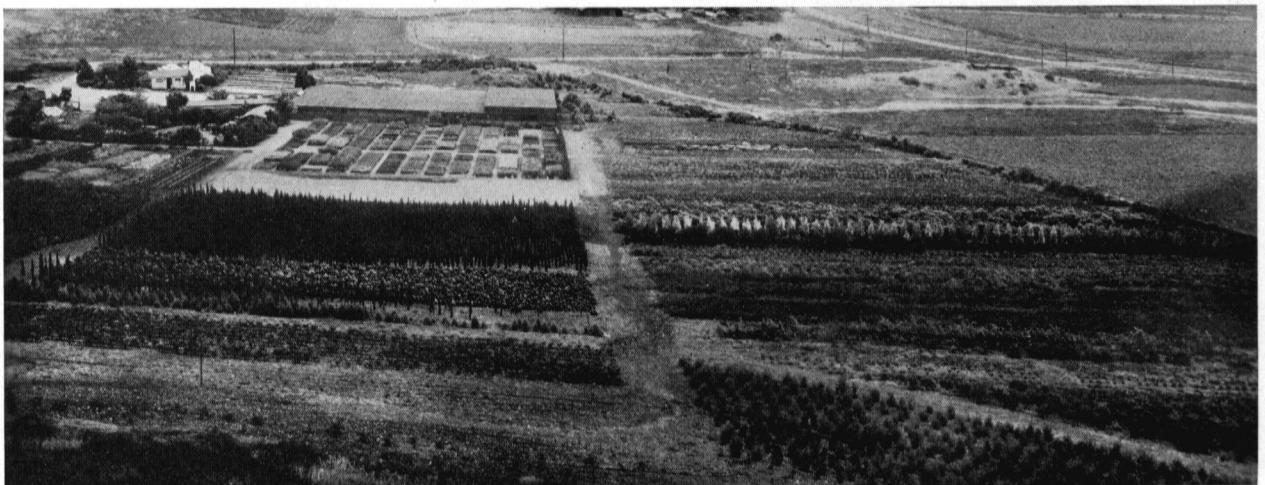
Reflector Post Warning

Design for such a post with red reflector, post to be painted brown, was given final approval.

* * *

COMMUNITY ASSOCIATION NOTES

The budget and appropriations for the fiscal year running from July 1st, 1927, to July 1st, 1928, of Palos Verdes Homes Association were the principal business transacted at the directors' meeting of July 20th. A total of \$96,900 was appropriated on the budget of similar amount adopted June 29th. This is an increase of \$10,500 over last year, the prin-



THE PALOS VERDES NURSERY—SOURCE OF MOST OF THE PLANTS USED ON THE ESTATES



THE PARKS BETWEEN MALAGA COVE PLAZA AND THE COAST HIGHWAY ARE DEEDED FOR PERPETUAL PUBLIC USE

cipal items being for increased service in street maintenance, garbage collection, weed clean-up, police and fire protection, and for the maintenance of parks and street planting. It is estimated that approximately \$35,000 will be raised from the maintenance tax if again established at \$1.50 on assessed valuations on land only and that a contribution of \$54,000 will be made, if necessary, by Palos Verdes Project. The regulation adopted is as follows:

Regulation No. 18

REGULATION ESTABLISHING THE ANNUAL APPROPRIATIONS FOR THE FISCAL YEAR RUNNING FROM JULY 1st, 1927, TO JULY 1st, 1928.

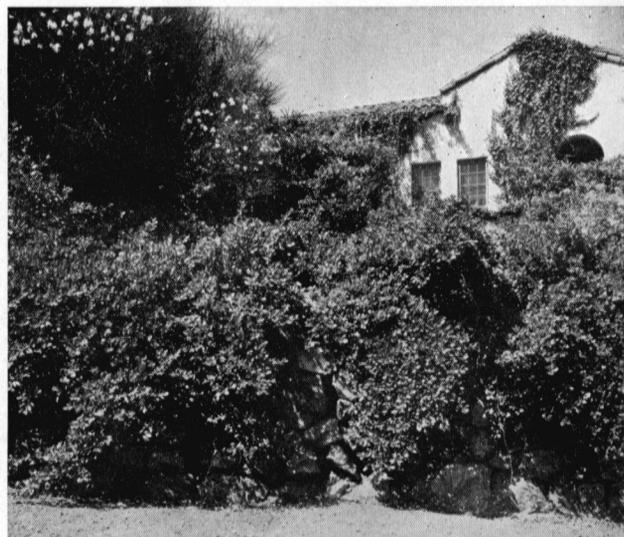
The Board of Directors of Palos Verdes Homes Association ordains as follows:

Section 1. The Board of Directors having on June 29th, 1927, duly adopted the budget presented by the Manager for the fiscal year running from July 1st, 1927, to July 1st, 1928, determining the amount of money necessary to pay the costs and expense of the proper administration of Palos Verdes Homes Association and of the maintenance, care and improvement of the various properties for which it is or may be responsible, does hereby create, establish and declare to exist the funds for the said fiscal year and does hereby appropriate the amount of money set after each such fund in the table established and adopted for the purposes indicated by the title of such fund in the column headed "Budget—1927 to 1928" in said budget, as follows:

**BUDGET ADOPTED JUNE 29th, 1927
FOR FISCAL YEAR OF JULY 1st, 1927, TO JULY 1st, 1928
PALOS VERDES HOMES ASSOCIATION**

Departments	Expenditures 1926-27 (with June estimated)	Budget 1926-27	Budget 1927-28
1. Law—			
(a) Fees, notices, supplies.....	\$ 14.60	\$ 300.00	\$ 300.00
(b) Reserve fund for enforcement of restrictions		2,000.00	2,000.00
2. Works and Utilities—			
(a) Street Maintenance, including			
Sprinkling	19,551.28	18,000.00	20,000.00
(b) Engineering	600.00	1,500.00	1,000.00
(c) Street Lighting	363.91	960.00	1,000.00
(d) Drainage and Sewers—mtnce... ..	1,883.36	2,000.00	2,400.00
(e) Maintaining Street Signs, Electroliers, etc.	587.54	500.00	1,200.00
(f) Garbage collection	2,506.93	2,000.00	3,000.00
(g) Cleaning up weeds on lots, etc.	3,557.32	3,000.00	4,000.00
3. Safety and Welfare—			
(a) Police and Fire Protection.....	7,674.60	9,000.00	10,000.00
4. Library Board—			
(a) Supplies, etc.	327.49	600.00	600.00
5. Finance—			
(a) Director, Deputy, Stenographer and Supplies, Advertising.....	1,790.39	1,800.00	2,000.00
(b) Revolving Fund (to finance period between July 1 and tax receipts in November).....		1,000.00	1,000.00
6. Park and Recreation Board (restric-			

tions require one-fourth of maintenance tax to be spent for this purpose)—			
(a) Maintenance of parks, street planting, etc.	26,019.36	24,000.00	30,000.00
(b) Supervision of maintenance.....	1,800.00	2,400.00	2,400.00
(c) Playground Supervision and Community Activities		2,400.00	2,400.00
(d) Entertainments, membership in associations, etc.	20.00	1,000.00	500.00
(e) General Park Fund.....		2,000.00	2,000.00
7. Planning Board—supplies		100.00	100.00
8. Health Board—supplies		300.00	100.00
9. Art Jury			
10. Building Commissioner—			
(a) Part time man.....	1,200.00	1,800.00	3,000.00
(b) Deputy Commr. and Inspctr....		1,440.00	
(c) Automobile, Printing and Supp.	283.35	1,600.00	1,000.00
11. Regular Officers—			
(a) Secy., Mgr. and Consultant.....	1,200.00	1,800.00	1,800.00
(b) Stenographer—part time		300.00	300.00
(c) Office Supplies, Stamps, Incidentals	240.81	1,000.00	600.00
(d) Printing Bulletin	600.00	600.00	1,200.00
12. General Fund		3,000.00	3,000.00
TOTALS.....	\$70,220.94	\$86,400.00	\$96,900.00



THE THREE YEAR OLD SIDEWALK TERRACE PLANTINGS AT THE CARRILLO HOME

ESTIMATED REVENUES

	Receipts 1926-27	Est. Revenue 1926-27	Est. Revenue 1927-28
1. Maintenance Tax (at \$1.50 rate on county assessed valuations).....	\$35,600.00	\$30,000.00	\$35,000.00
2. Possible help from Public Funds.....	5,653.92		6,200.00
3. Permits (two-thirds).....	856.26	1,100.00	1,100.00
4. To be subscribed by P. V. Project.....	27,950.37	55,300.00	54,600.00
Misc. revenue.....	160.39		
TOTALS.....	\$70,220.94	\$86,400.00	\$96,900.00

Section 2. On August 1st, 1928, all unused balances remaining in said above established funds for which no warrants or contracts have been duly issued except the balances of the Reserve Fund for Enforcement of Restrictions and except the funds of the Park and Recreation Board and of the Art Jury shall revert to and be placed in the General Fund.

I hereby certify that the foregoing regulation was read the first time at a regular meeting of the Board of Directors of Palos Verdes Homes Association held on July 20, 1927 and that the requirement of reading this regulation on two separate days was dispensed with by an affirmative vote of four directors and that said regulation was adopted by vote of four members of the Board of Directors at said meeting which was held at the office of the corporation in the Lane Mortgage Building, Los Angeles, Calif., and ordered printed once in Palos Verdes Bulletin.

Ayes: Directors D. Lawyer, Jay Lawyer, Low and Morgan.
Noes: None.
Absent: Director Cameron.

C. H. Cheney, Secretary,
Palos Verdes Homes Association.

* * *

THE PLACING OF HOUSES IN RELATION TO EACH OTHER

By J. F. Dawson, partner in Olmsted Bros., Landscape Architects, and member Palos Verdes Art Jury.

There has always been and there still exists among many, the curious idea that the so-called front of a house must face the street, and because the front of the house faces the street the entrance door or "front door" must also face the street and for the same reason the "parlor" or the living room must be on the front of the house regardless of any-

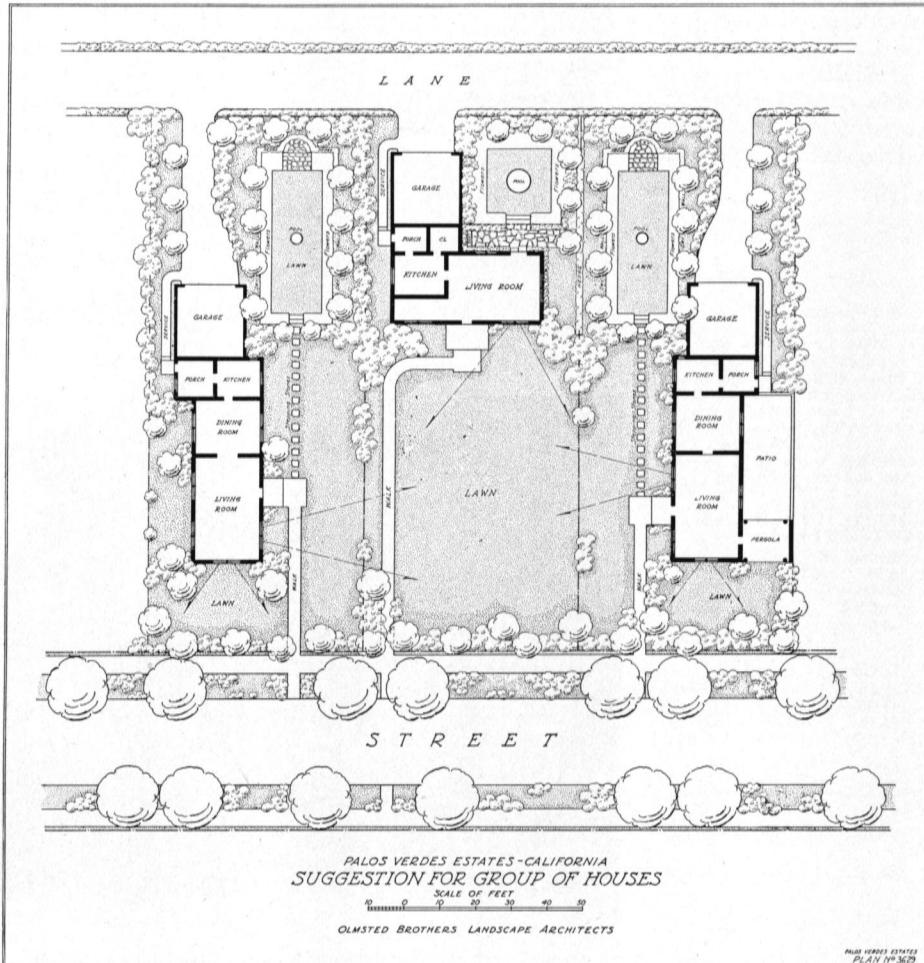
thing else. Then, because the front of the house is next to the street, the opposite side of the house must be the "back" of the house, and the kitchen and the "back door" and the "back yard" must all be to the rear even if this side of the house enjoys beautiful views and is otherwise the most desirable side of the house to live in.

Following this theory, if there happens to be any pleasant outlook, such as a magnificent view of the ocean, or of the mountains, and if the ground happens to slope toward such attractive views as is the case in many parts of Palos Verdes Estates, then the belief is that a house site on the downhill side of the street is decidedly inferior to the house site on the uphill side of the street because the house on the downhill side of the street fronts on the street, so front rooms face the street, and, therefore has no chance of enjoying the wonderful view which the house on the uphill side has because it faces the street as well as the view.

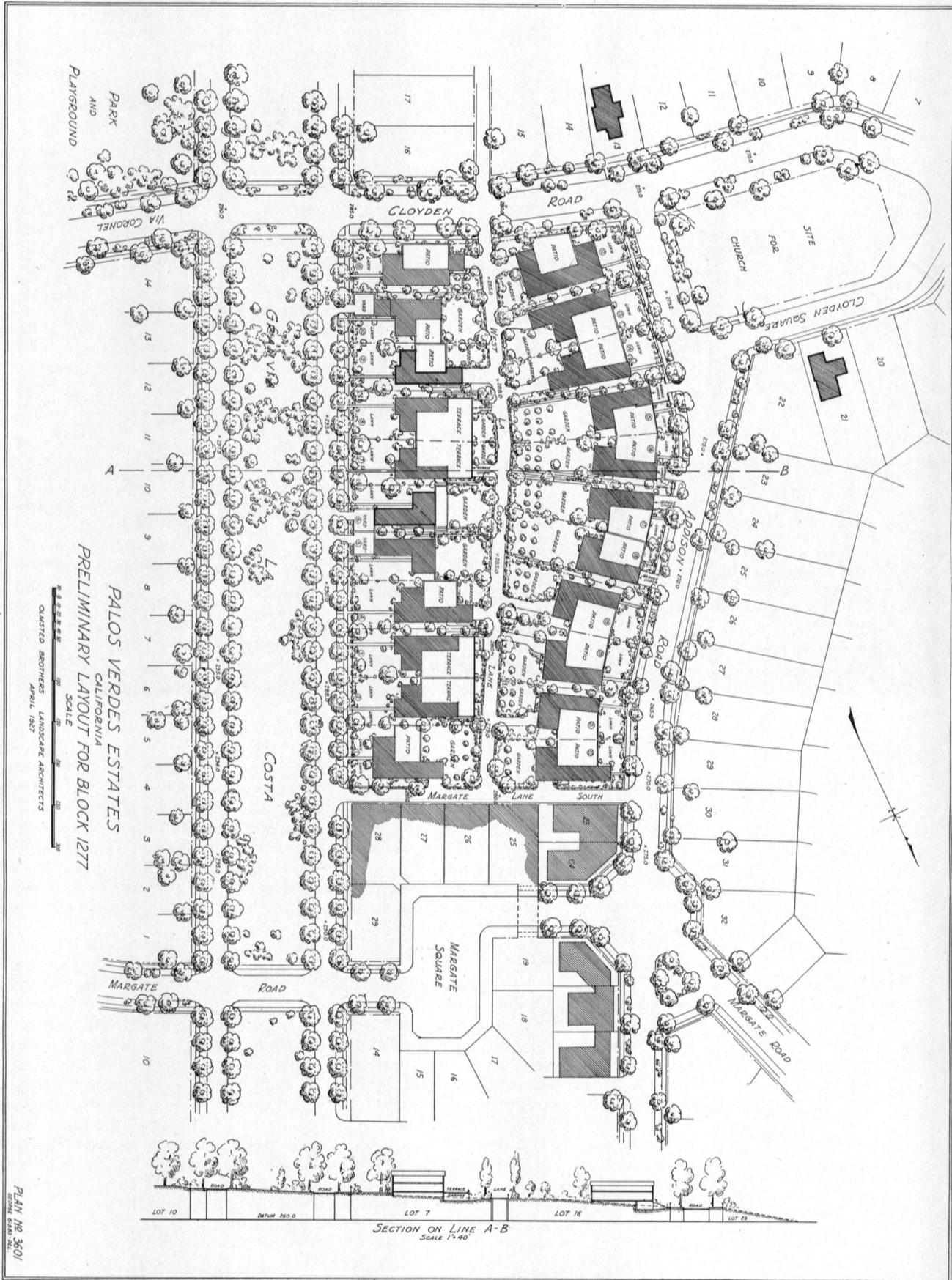
Such a belief is wrong, for there is no reason why both sides of the house should not be "front sides," and there is no reason at all why the person occupying the house on the downhill side of the street should not have his living room on the view side of the house and enjoy the pleasant outlook, fully as much as from the house which is on the uphill side which faces the street. Of course, every house should have a kitchen, it should have an entrance to the kitchen, and it should have an area or yard where materials used in connection with the house could be stored and where clothes could be dried, etc., but the kitchen does not need to be located in such a way that it cuts off all the view from the

rest of the house, and the door to the kitchen does not need to be called the "back door," and the service yard in connection with that part of the house does not need to be called the back yard or kept like a back yard.

I do not mean to imply that the site on the downhill side of the street is any better than the uphill site, or vice versa. Naturally some sites are better for various reasons than other sites, but what I do mean to say is that with a certain amount of common sense and thought the house can be so arranged that both sides of the house would be front sides. The side next to the street could be called the approach front, and the other side of the house could be called the view front or the living front or the garden front. The kitchen in most cases could be placed at the end of the house and could be referred to as the kitchen end or the service end of the house, and the yard in connection should be called the service yard. According to this scheme the back or garden side of the house and grounds



Plan "A," Illustrating Mr. Dawson's Article



Plan "B," Illustrating Mr. Dawson's Article

is a very important and a very attractive part of the place; it is not a place where you dump things from the kitchen door and allow them to be kept in disorder, but is the part of your place where you live out-of-doors because it is secluded and attrac-

tive and is much more private than the front side next to the highway.

In locating houses in any fairly thickly settled community it is desirable, if possible, to have the service ends next to each other and the living ends



A TERRACED WALK AT THE CAMERON PLACE ON VIA DEL MONTE, MONTEMALAGA

next to each other; and it is often well to arrange the houses in groups, with the grounds on the living side of the houses coming together in such a way that each house in the group will have the advantage of the view over all the lots, as indicated in the accompanying Plan "A." (This sketch provides for the garage entrances from a lane in the rear of the lots, but the driveways could enter from the street just as well if there were not a lane.) The grouping of houses as shown by Plan "A" is difficult to get unless the houses are all built by one person, and therefore, it is necessary when making the subdivision plans to vary the front setback or building limit lines, instead of having the setback line the same on all lots.

Plan "B" shows the various lots in one block at Palos Verdes Estates (Block 1277, northwest corner of Granvia La Costa and Cloyd Road in Margate), in which two houses (colored dark) have already been built. In this block a lane is provided in the rear of the lots. The plan shows the variation in the front setback line, already provided for in the restrictions, and how the various houses could be located to give an interesting and pleasing grouping. This calls for most of the areas, in the rear of the houses, to be developed as gardens or lawns, where the occupants of each house could enjoy privacy and pleasant surroundings. Some of the garages would be under the terraces of the gardens where they would be entirely out of sight when looking from the houses westward toward the ocean. Other garages would be attached to the houses and entered from the street, although a few would be detached and entered from the lane. It would be attractive if this were treated as an old-fashioned lane with trees and hedges planted along its boundaries.

Such a plan for the grouping of the buildings of an entire block has been actually carried out both in the development at Forest Hills, Long Island, New York, and by an individual developer (Dr. George Woodward) in Philadelphia. With the cooperation of the individual builders and the Art Jury, such a plan could be successfully carried out at Palos Verdes Estates. Naturally there would have to be certain variations and changes in details; but it is hoped that this article, with the plans, will offer certain suggestions and will encourage people when planning and building their houses to take advantage of all the opportunities and conditions, to consider the benefit to their neighbors, as well as themselves, and thereby help develop a community that will be a greater pleasure to live in.