

VAN NUYS, BUILT IN DAY, WILL BE NEW SHOW PLACE.

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Homes Under Way and Projected in the New Town of Van Nuys



Palatial residence of H. J. Whitley



Two Houses Being Erected by H. J. Whitley,

general manager of the Los Angeles Suburban Homes Company, in the Southland's latest townsite, in the rich San Fernando Valley. The upper dwelling, which is of the Italian Renaissance type, will be occupied by Mr. Whitley as a home.

Rome Bested.

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five acres; W. W. Mack and W. P. Goller, ten acres; Mamie A. Hunter, ten acres; J. N. Volk, ten acres; Edward Sherrman, ten acres; A. N. Barnum, five acres; A. G. Sternberg et al., forty acres; James A. Russell, twenty acres; P. P. Anderson, five acres and W. E. Caldwell, five acres.

Plans for Beautiful Dwellings in San Fernando Valley Townsite Insure Its Place Among Leading Residence Suburbs—Acreage Sales in Great Ranch Property Reach Two Hundred Thousand Dollars.

ROME was not built in a day, which is where the new townsite of Van Nuys in the San Fernando Valley has it on Rome. Van Nuys was built in a day, in the sense, at least, that its future was definitely settled in just one day of less than ten hours. The life of the place began with a whirlwind auction of lots to persons who had actual building projects in mind, and these individuals may be said to have constituted the population of the town from the date of its sensational opening. A good percentage of them now have houses under way or in near prospect.

Two of the houses already started in the new town are pictured on this page of The Times. The smaller probably is more nearly typical of the homes that are being reared or which will soon be reared in Van Nuys, but there are many palatial residences of the type of the larger structure in early prospect. In fact, Van Nuys bids fair to become one of the showy residence suburbs of the Southland.

Both of the houses were designed by Ye Planry Building Company, which concern is also making tentative plans for fifteen other Van Nuys homes which will represent an outlay of close to \$75,000. In the offices of other local architects and architectural companies plans are under way not only for new homes in the townsite of Van Nuys, but for acreage sites in different portions of the great Lankershim and Van Nuys ranch properties.

The larger of the houses pictured is being erected as a home by H. J. Whitley, general manager of the Los Angeles Suburban Homes Company, which owns and controls the rich San Fernando Valley holdings, with the exception of the Van Nuys townsite, which is being handled by W. P. Whittsett. The dwelling will be of the Italian Renaissance type and of solid brick construction, with white glazed brick exterior. The roof will be of vitrified green tile. The residences will be two stories in height and sixty by sixty-four feet in size, a feature being a wide porch across the entire front, above which will be a balcony. It will be one of the most imposing suburban homes in the section.

The interior will be finished in January, and the building on the far side of the main thoroughfare being in rock. The ground will be level, and of fairly good quality, and most of the soil contains iron in the mantle.

The place will stand a block west of the depot of the new townsite, its site being a large and unusually attractive lot. It is the plan of the owner to handsomely landscape the grounds.

The other house, which is also being erected by Mr. Whitley, is being constructed as an investment. It will be an eight-room frame bungalow with shingles exterior and a brick porch. Its site is on the east side of the boulevard, about three-quarters of a mile south of the railroad.

LANDS SELLING FAST.

In no other part of Southern California has real estate activity been so pronounced in the past month as in the property of the Los Angeles Suburban Homes Company, of which the Janes Investment Company is the general sales agent. Exclusive of the sales in the Van Nuys townsite which in the past six days alone aggregated \$30,000, the sales of acreage in the Lankershim and Van Nuys ranch holdings reached a total of close to \$200,000 in the month just closed.

It is stated by the Janes company that most of these buyers of San Fernando Valley acres intend to improve their sites with permanent dwellings and to bring the land at once to a state of productiveness. The buyers are said to have been, without exception, persons who had made a careful study of the valley and its prospects.

Following is the list of sales reported for the last month: Otto and Rose Emerick, five acres; G. M. Wille, five acres; G. D. Campbell, ten acres; S. V. Rehart, ten acres; S. V. Rehart, ten acres; L. G. Wiley, five acres; Andrew Johnson, five acres; John Kinsey, ten acres; S. V. Rehart, ten acres; J. W. Duke, ten acres; R. S. Field, ten acres; Etta B. Walker, five acres; Frank S. Foy, five acres; Mary E. Marston, five acres; J. A. Nelson, ten acres; Julia M. Nelson, ten acres; John Imbach, twenty acres; C. A. Crissey, fifteen acres; P. E. Geb, twelve acres; S. T. Meyer, twenty acres; Carolyn Frankum, five acres; H. M. Binney, five acres; A. E. Bagley, twenty acres; M. A. McCrystal, ten acres; A. Hortenz, ten acres.

J. H. Calhoun and J. L. Ash, ten acres; E. L. Shaffer, five acres; R. A. Haskins, twenty acres; G. G. Aden, six acres; A. G. Herron, twenty acres; G. A. Anderson, twenty acres; Lucie Heath, five acres; Joseph Schullert, five acres; W. V. I. Co., ten acres; Mrs. Maclean, five acres; A. S. Slatta, five acres; Fred W. Mouse, five acres; W. W. Weimut, five acres; J. M. Prindiville,