



Glendale



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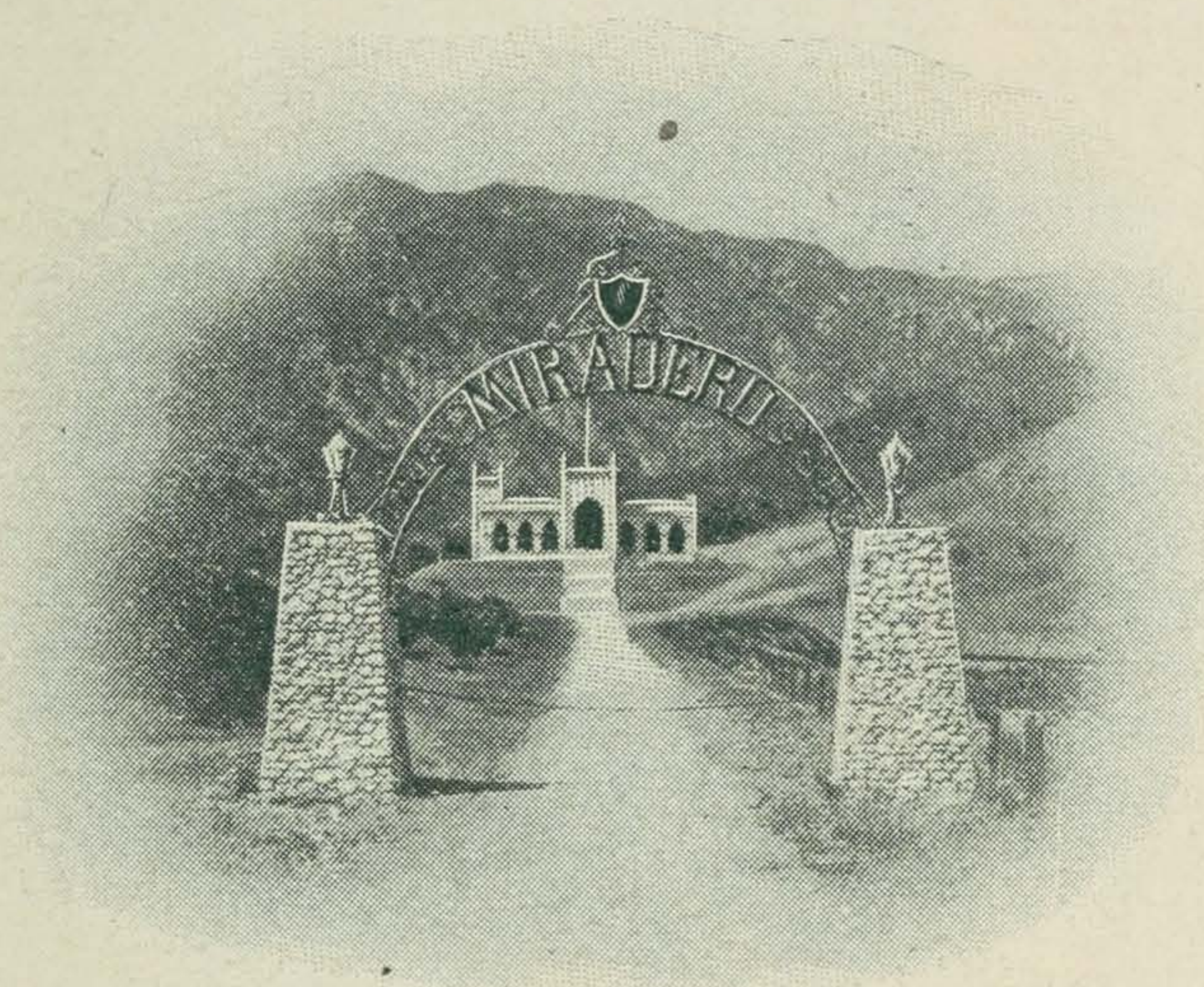
J. C. Sheres



# GLENDALE

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*A PLACE FOR HOMES*



A place to work  
A place to play  
The crowd pass by  
The wise — they stay

ISSUED BY THE

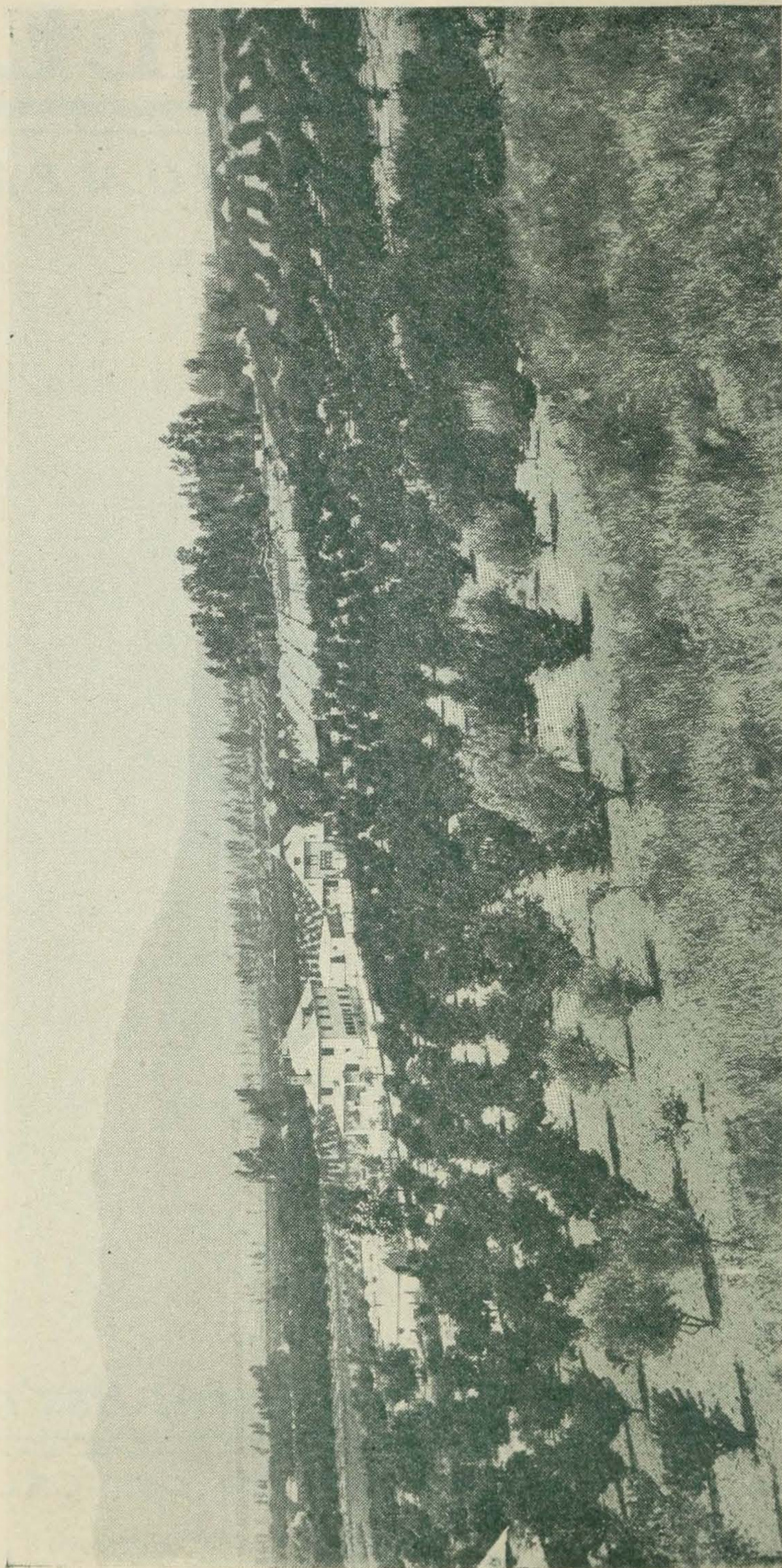
*Glendale Improvement Ass'n*

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GLENDALE, LOS ANGELES CO., CAL.

1904





RESIDENCE AND ORCHARD OF ALBERT DOW, NORTH GLENDALE





# GLENDALE

To a person accustomed to and appreciating the advantages of the city, but who prefers a life in the country for considerations of health, pleasure or profit, the ideal location for a home is found in a pleasant country neighborhood within a few minutes ride of the city.

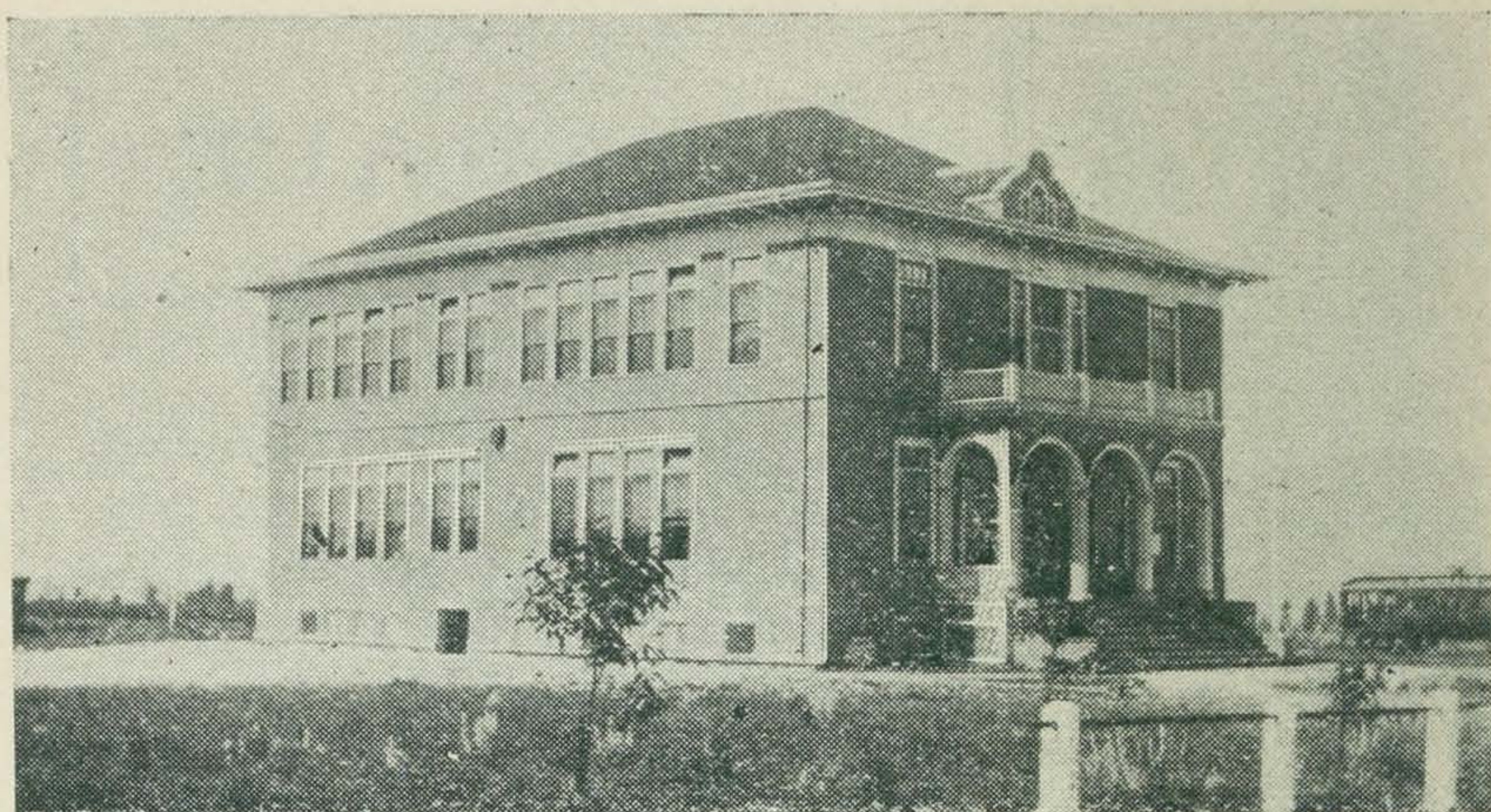
This close association of city and country gives to property in the suburbs of a large and rapidly growing city a value which is difficult to estimate in dollars and cents. It is a consideration which appeals forcibly alike to the home-seeker who is fortunately above the necessity of taking into account the question of a financially profitable investment; to the tiller of the soil, who must necessarily figure upon the associated ideas of a productive soil, favorable climatic conditions, and a near-by market; and finally to the investor looking with speculative eye upon the promise made by a particular locality in regard to the probable increase of values in the near future.

To all of the above classes, GLENDALE appeals with peculiar force given by its unique merits and varied attractions. In an air line it is six miles from the business center of Los Angeles, and about three miles from the northern boundary of that city.

## RAILROADS

The Glendale branch of the Salt Lake Railroad Company, starting from its depot on First street, passes through East Los Angeles, along the base of the low hills on the northern limits of the city paralleling the line of the Southern Pacific road until it



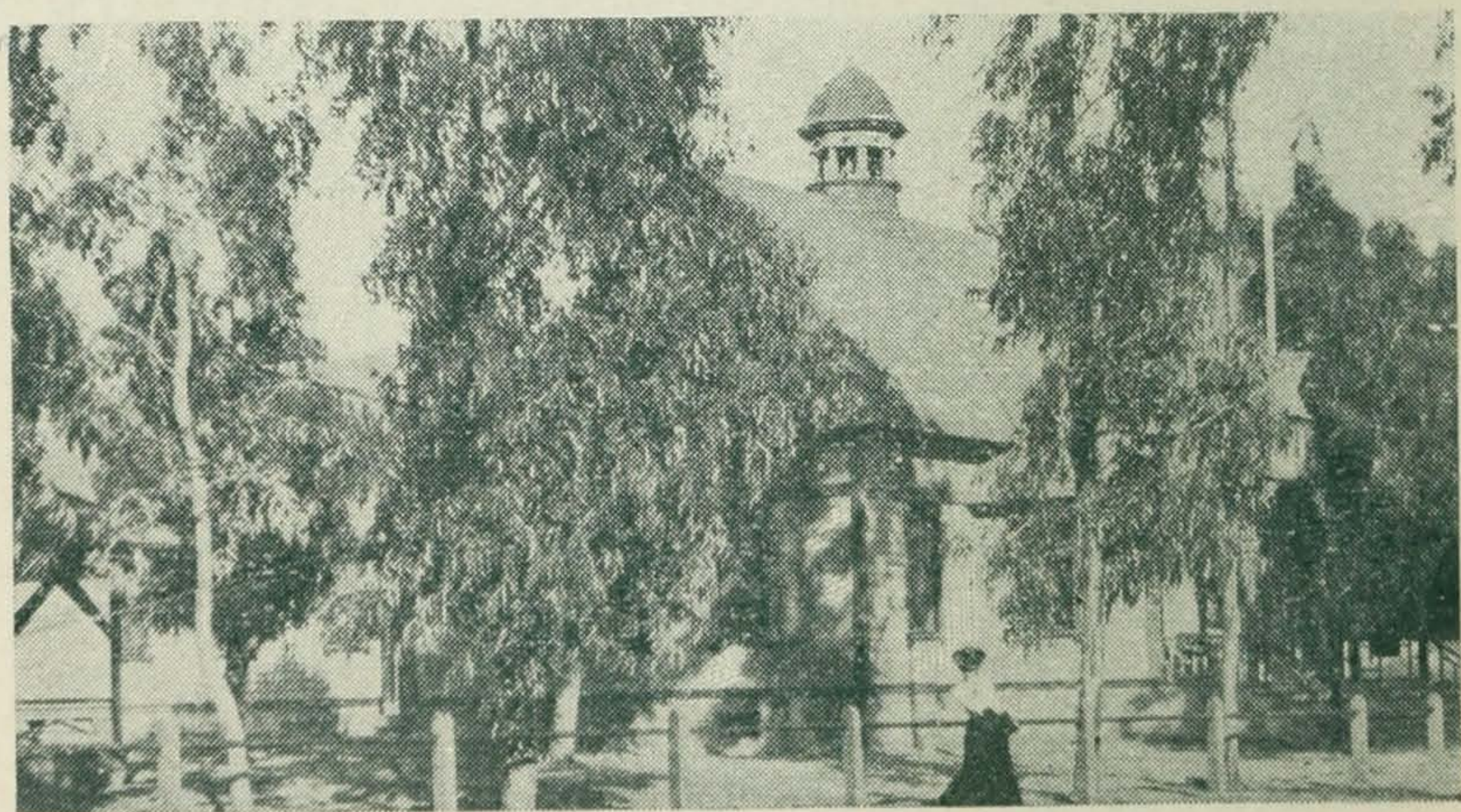


HIGH SCHOOL

reaches Glendale avenue at its junction with the San Fernando road, where it proceeds northward through Glendale to its present terminus, Verdugo Park.

The Huntington Electric Railway system has recently completed a double track line connecting Los Angeles and Glendale, first class in its construction, equipment and service, following a route which for scenic beauty is probably unequalled by any ride of similar length in Southern California.

This road has one great advantage not always attainable by inter-urban roads; it crosses the track of only one other railroad—



GRAMMAR SCHOOL



the Southern Pacific—and its route for the greater part of its course is over a private right of way. This fact makes it consistent with safety to run trains at a high rate of speed, and to place Glendale within twenty minutes of the business center of Los Angeles. The fare at present is ten cents each way over both of these lines, with a lower rate for commuters.

The Southern Pacific main line to San Francisco has two stations convenient of access to Glendale, and divides with the Salt Lake Company the rapidly increasing freight patronage afforded by the products of orchard, vineyard, farm and garden.



NATIVE TREES, VERDUGO PARK

## ROADS

A boulevard 110 feet in width, in the center of which are the tracks of the electric road, extends from Glendale to the Los Angeles River, and when completed to Los Angeles, as contemplated, will be one of the most important and attractive highways in the suburbs of the latter city.

The country roads in the vicinity are kept oiled and in good repair, so that dust and mud in a seriously objectionable degree, rarely exist.

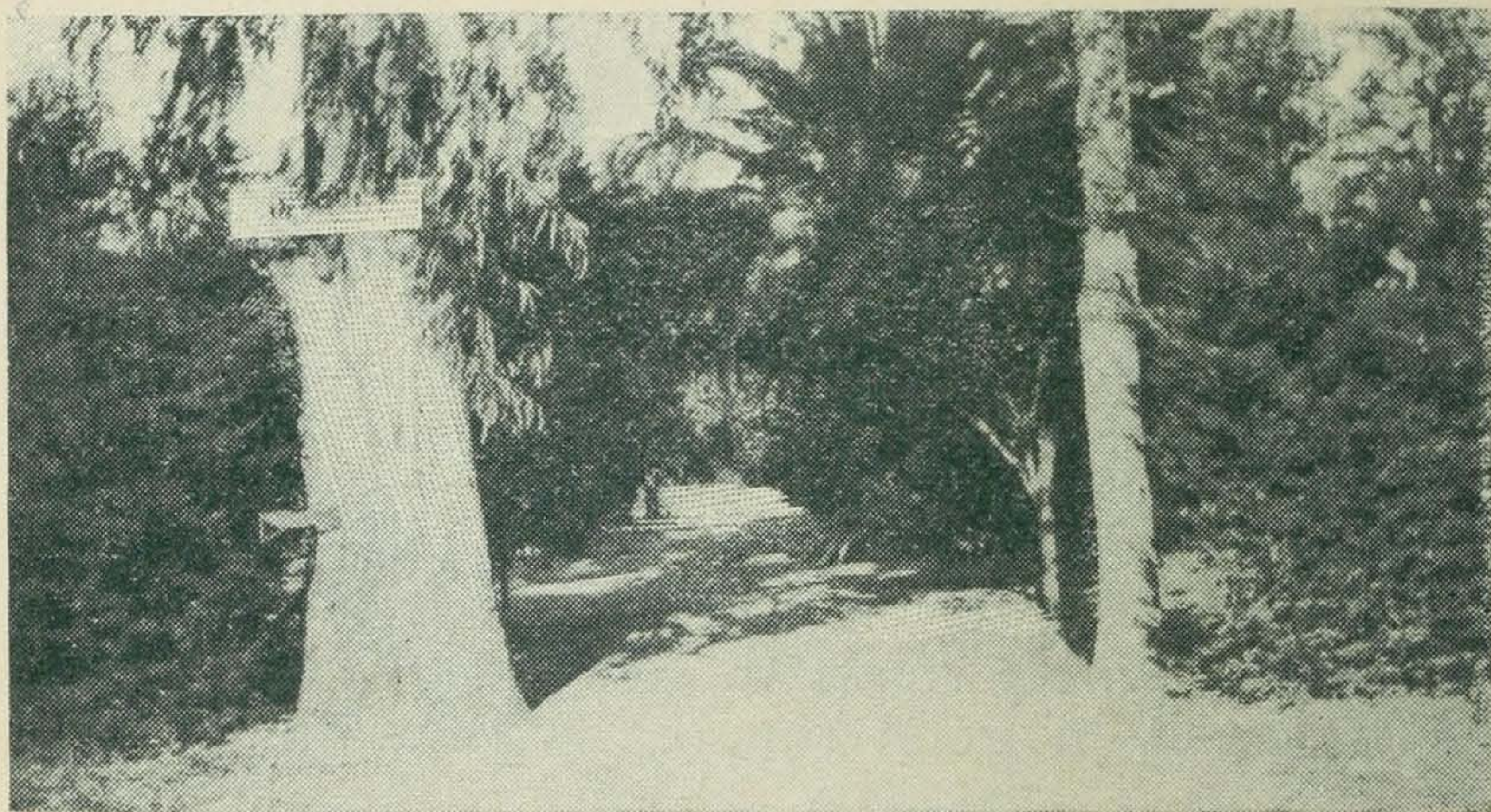




PART OF MR. EDGAR LEAVITT'S SIX-ACRE STRAWBERRY FIELD

## CLIMATE

The elevation of Glendale at the postoffice is 600 feet, which increases rapidly from this point towards the mountains. Slight as this increase is over the elevation of Los Angeles, it means an exemption from a considerable portion of the fog which at certain seasons of the year drifts inland from the ocean, twenty miles away, with refreshing effect upon vegetation, but which is in some degree objectionable to the health seeker who demands a dry atmosphere.

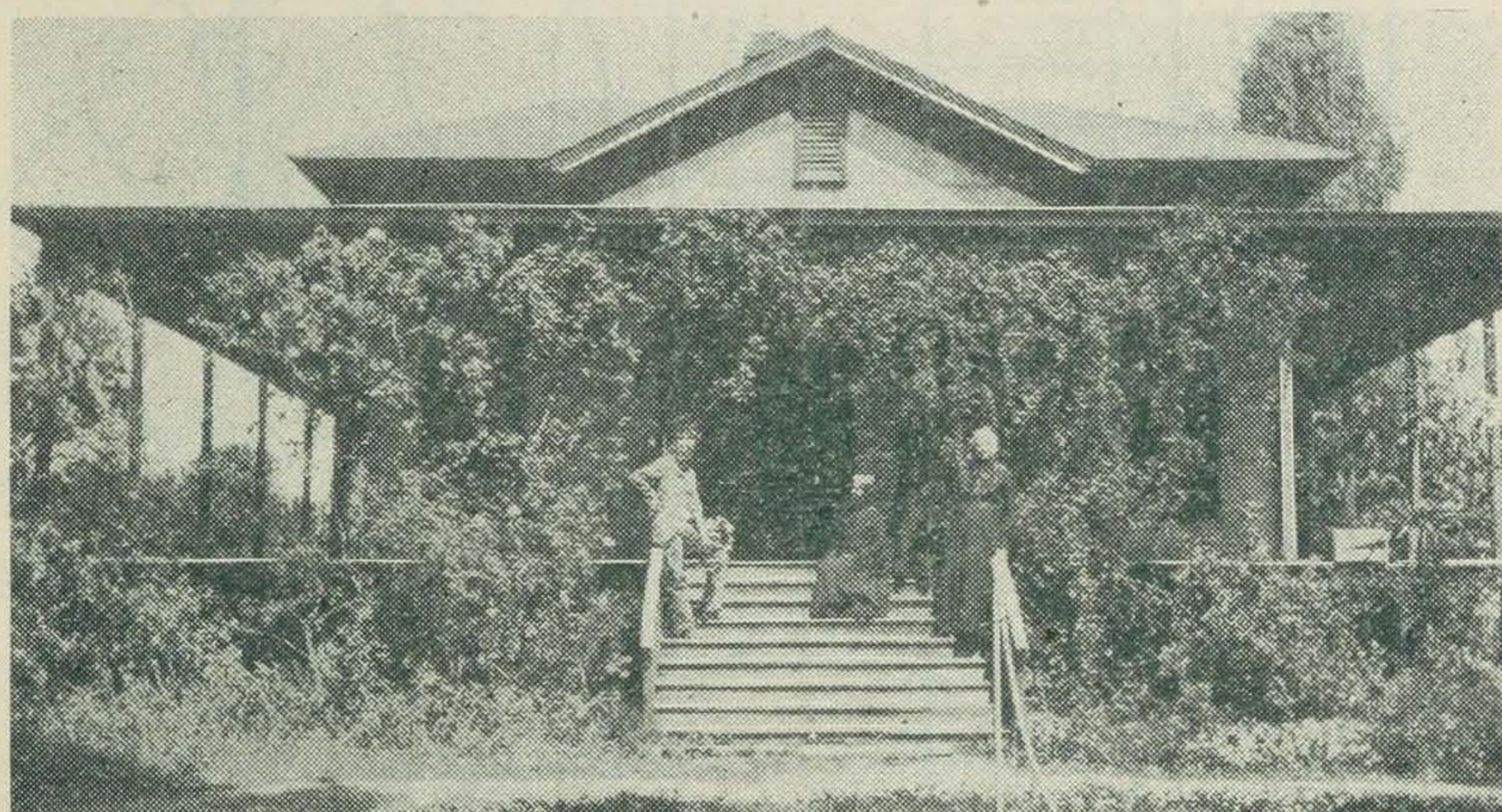


"SOMERSET FARM." HOME OF J. C. SHERER, VERDUGO ROAD



The temperature averages at least five degrees higher here in winter and as much lower in summer than is recorded by the Signal Service office in Los Angeles. In the neighborhood of the town, tender foliage is rarely injured by frost, while in many places in the vicinity, and particularly on the southern slope of the foothills near by, are acres of good land as literally "free from frost" as can be found anywhere in Southern California.

Two instances may be cited in this connection. During the last season, Mr. Camp-

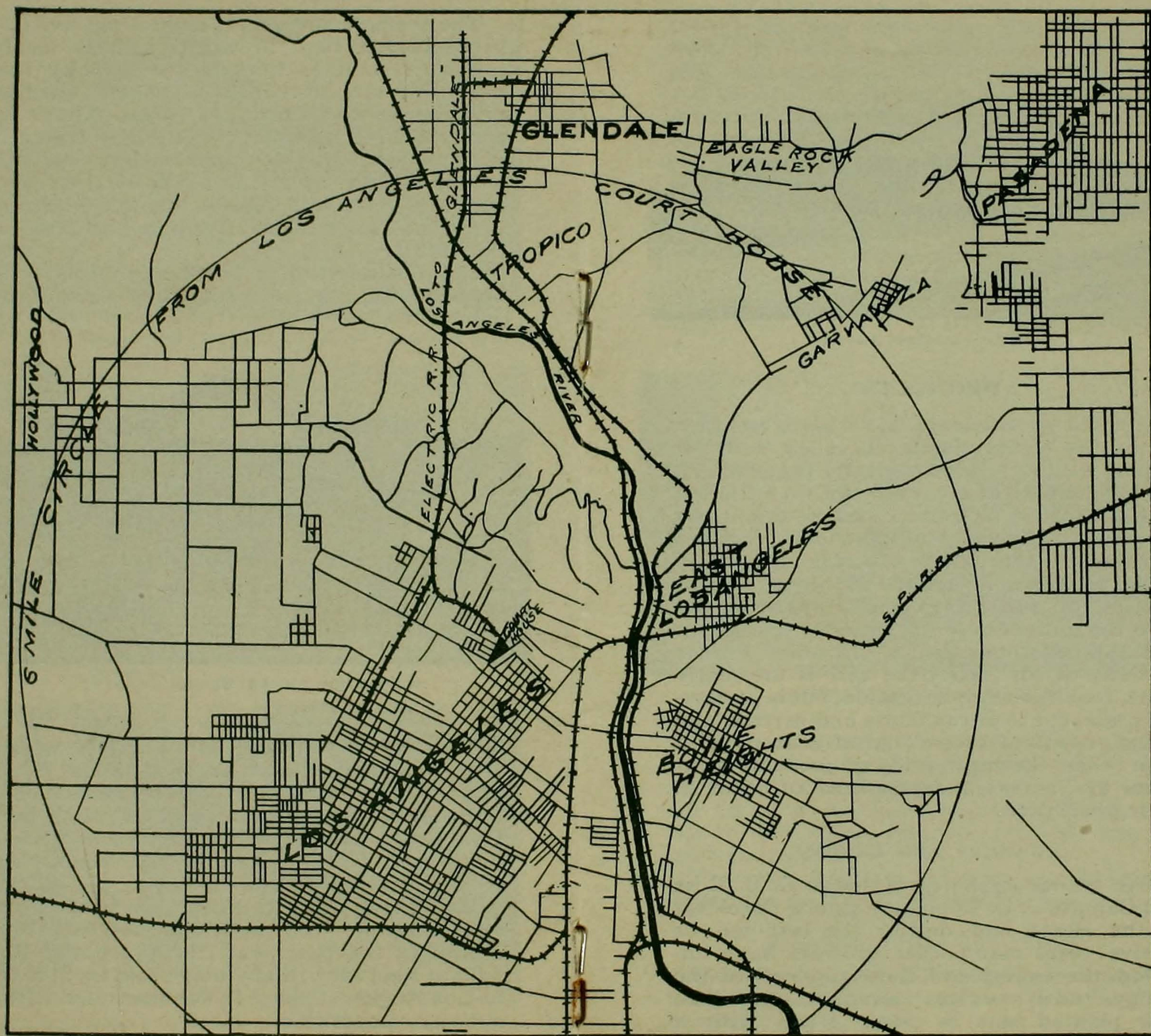


RESIDENCE OF MR. EDGAR LEAVITT

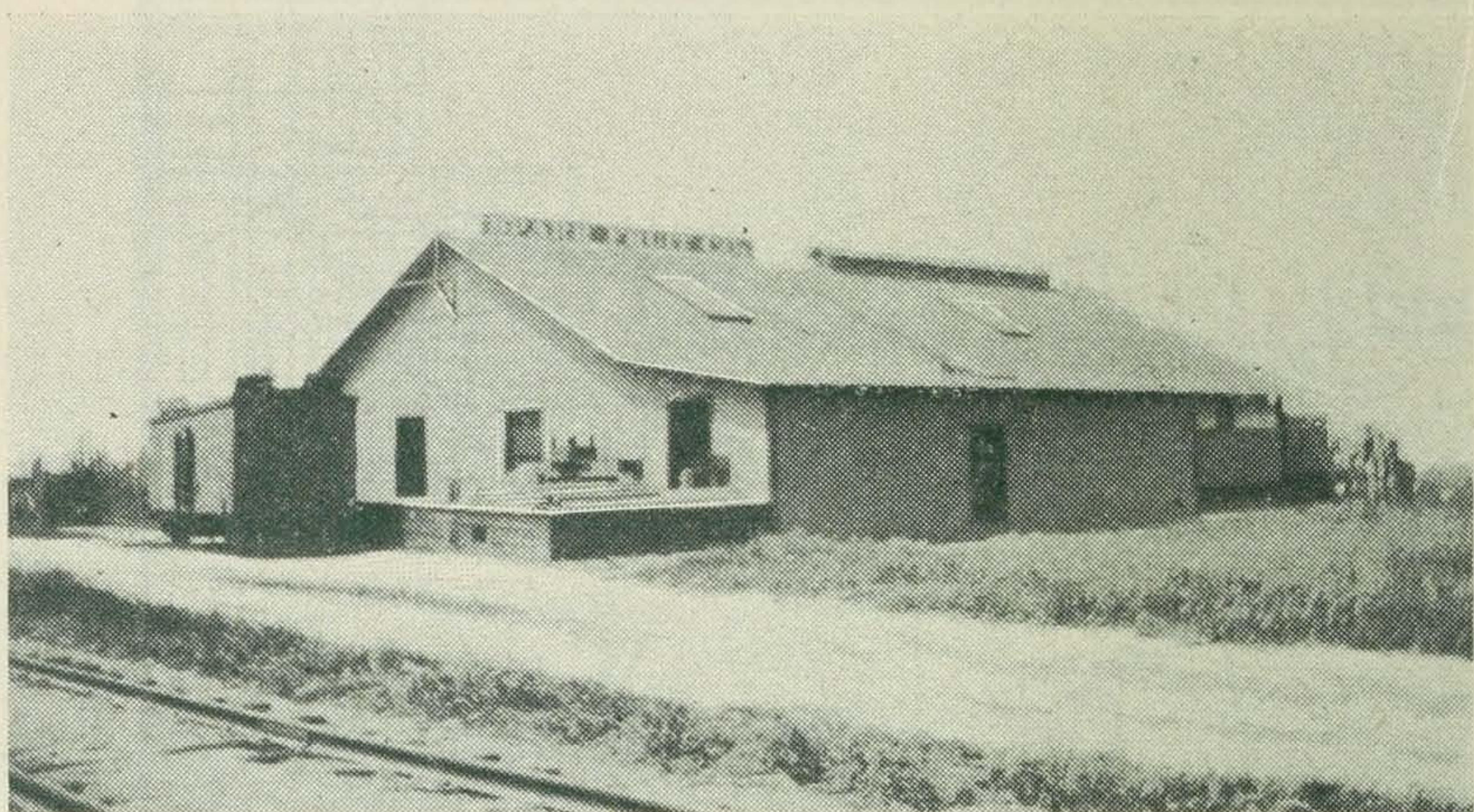
bell, of North Glendale, sold \$1,500.00 worth of tomatoes from five acres of land. Each plant received a quart of water when set out, but none afterwards except that which fell from the clouds. The winter product of his vines sold for seven cents per pound—no frost interfered with the crop.

Mr. Edgar Leavitt, from his strawberry field near the town, sold ripe berries every month of the past year, the product of his field in February (midwinter), sold for \$100.00 in Los Angeles, where it was marketed without any competition.









SPARR PACKING HOUSE

## PRODUCTS

Situated as Glendale is, so as to embrace within its limits the level valley and the sloping hill, it follows logically that there is found here a diversity, even within a limited radius, of both soil and climate—conditions favoring a diversity of products. In those portions of the valley which do not claim to be frostless, is found the heavier soil capable of producing general farm crops with the minimum of (or without) irrigation, and the deciduous fruits. In other higher portions of the valley the soil is unusually light, requires more irrigation, but is particularly adapted to citrus fruits and berries, and to the growth of crops “out of season” at a time when the high price of products warrants an increased expenditure of effort in their production.

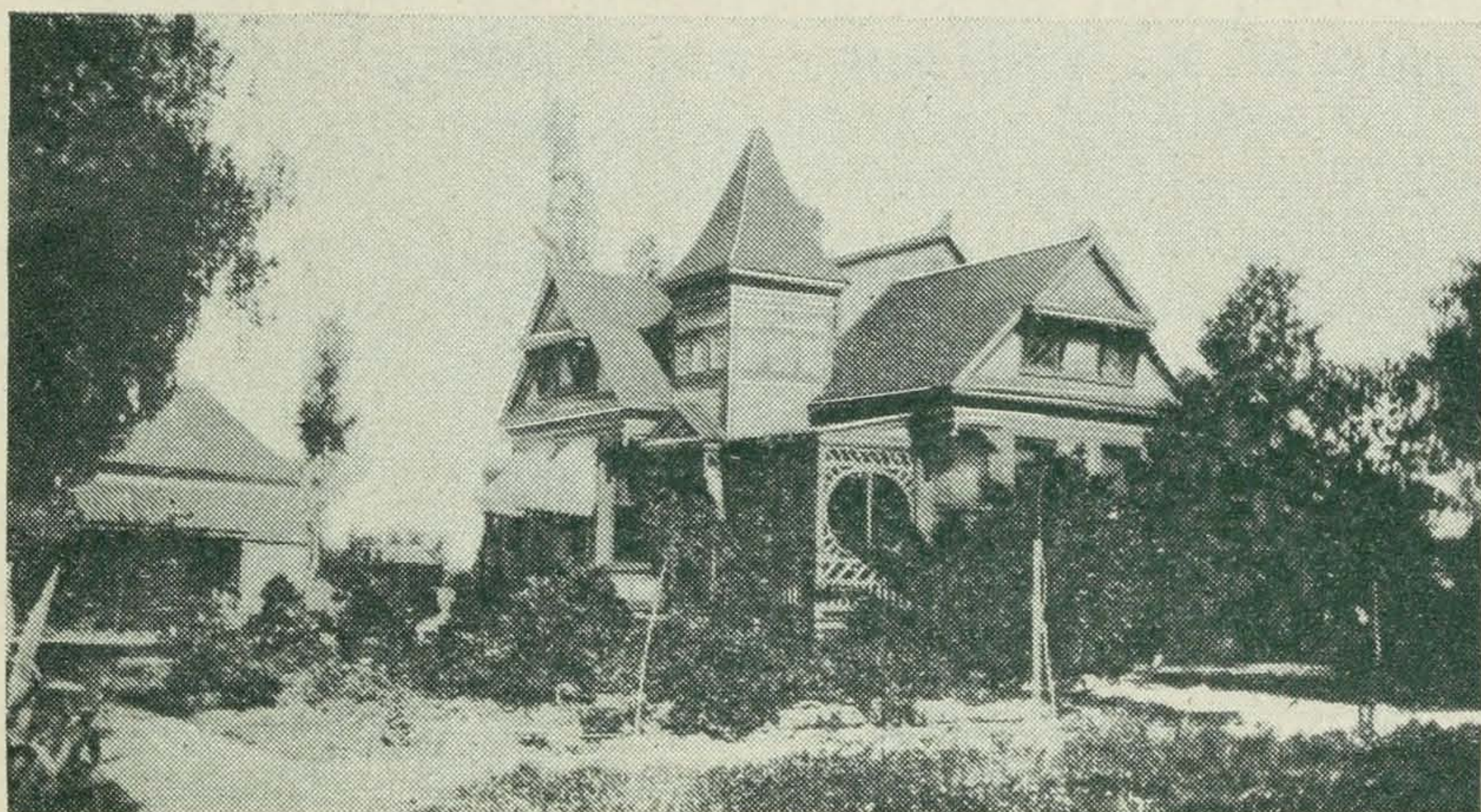
### ORANGES AND LEMONS

The orange orchards of Judge E. M. Ross and Captain C. E. Thom, are among the oldest in the State, and during the last ten or twelve years many other growers have followed the example of these pioneers of the valley, until several hundred acres are now planted here to citrus fruits with a



rapidly increasing output. The shipments from the orchards of Glendale during the past year amount to 250 carloads of oranges and 120 carloads of lemons. The oranges of this vicinity are equal in flavor to the best, and possess the very valuable commercial qualification of being excellent for shipping purposes, getting through to market unusually late in the season without the usual expense of icing.

Lemons are exceedingly productive, of the best quality, and are a profitable crop. Of a carload of lemons shipped last year to Pittsburgh, Pa., by Mr. J. P. Lukens, of Verdugo



RESIDENCE OF DR. D. W. HUNT

Avenue, it was said by the consignee that it was "the best car of lemons ever put on this market." The same grower has picked from ten acres in the three months of February, March and April, this year, seventy tons of marketable lemons.

There are four large packing houses in the valley for the handling of the citrus crop.

#### STRAWBERRIES AND OTHERS

The strawberries of Glendale are noted for their superior quality, and are especially in demand for shipment.



During the visit of the late President McKinley to Los Angeles, a Glendale grower, Mr. Peck, had the honor of supplying the Presidential table with his fruit. Other berries and small fruits find here conditions especially adapted to their growth.

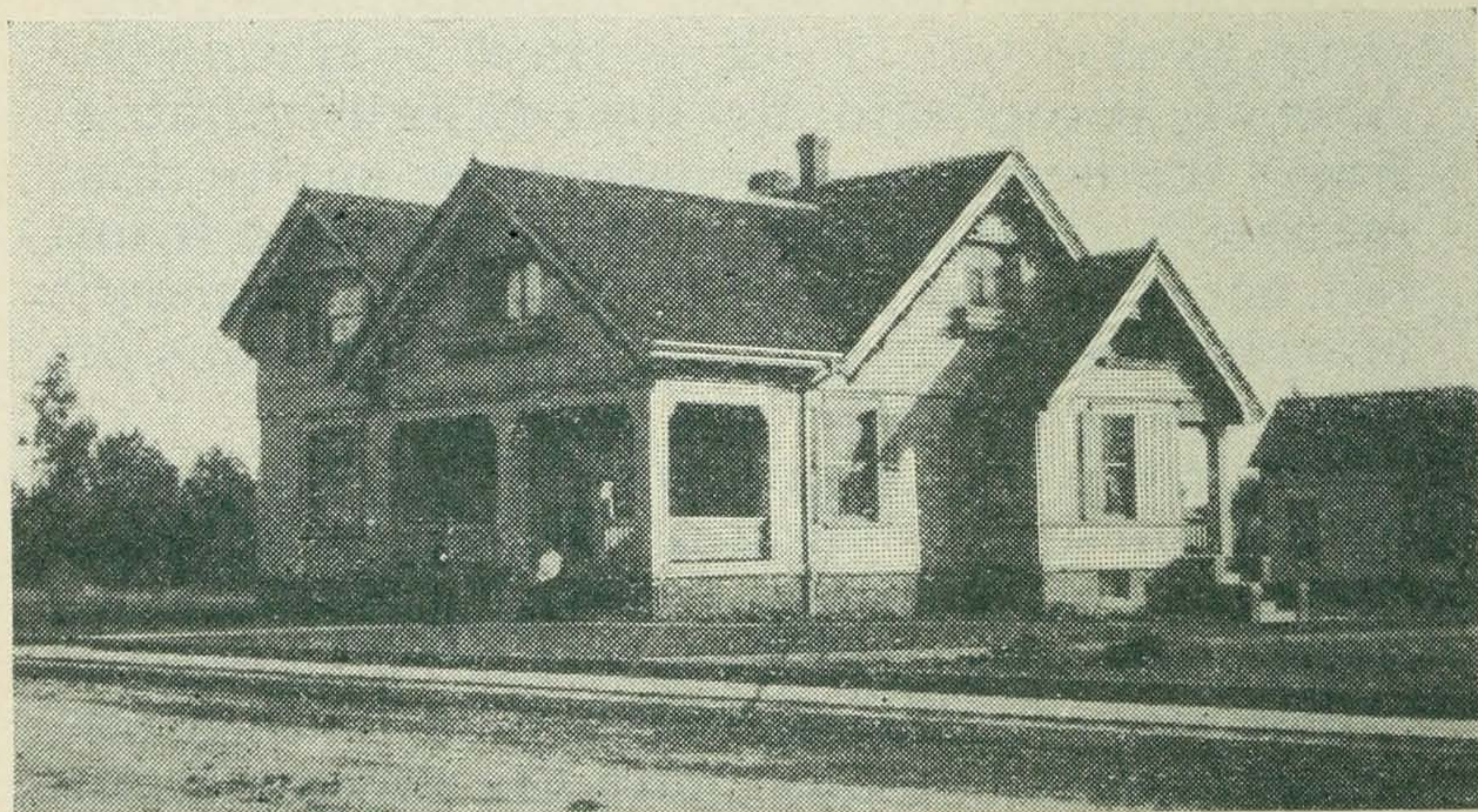
The orchards of deciduous fruit trees cover a large acreage, much of the product going to supply the local demand in Los Angeles, and a large quantity being cured at the fruit drying plants in the neighborhood.

#### FLOWER CULTURE

A few persons have found flower culture very profitable, and this industry promises to be a very important one in the near future, Mr. M. L. Anderson, near Verdugo Avenue, has acquired a reputation in Los Angeles for his magnificent chrysanthemums, sweet peas and carnations, while Mr. Smith, on Ninth street, has been very successful in the production of violets, carnations and roses.

#### POULTRY RAISING

This industry has been made a specialty by a few breeders of fancy stock and of the "general utility hen," while a great many people are making a success of it on a small scale as a "side issue."

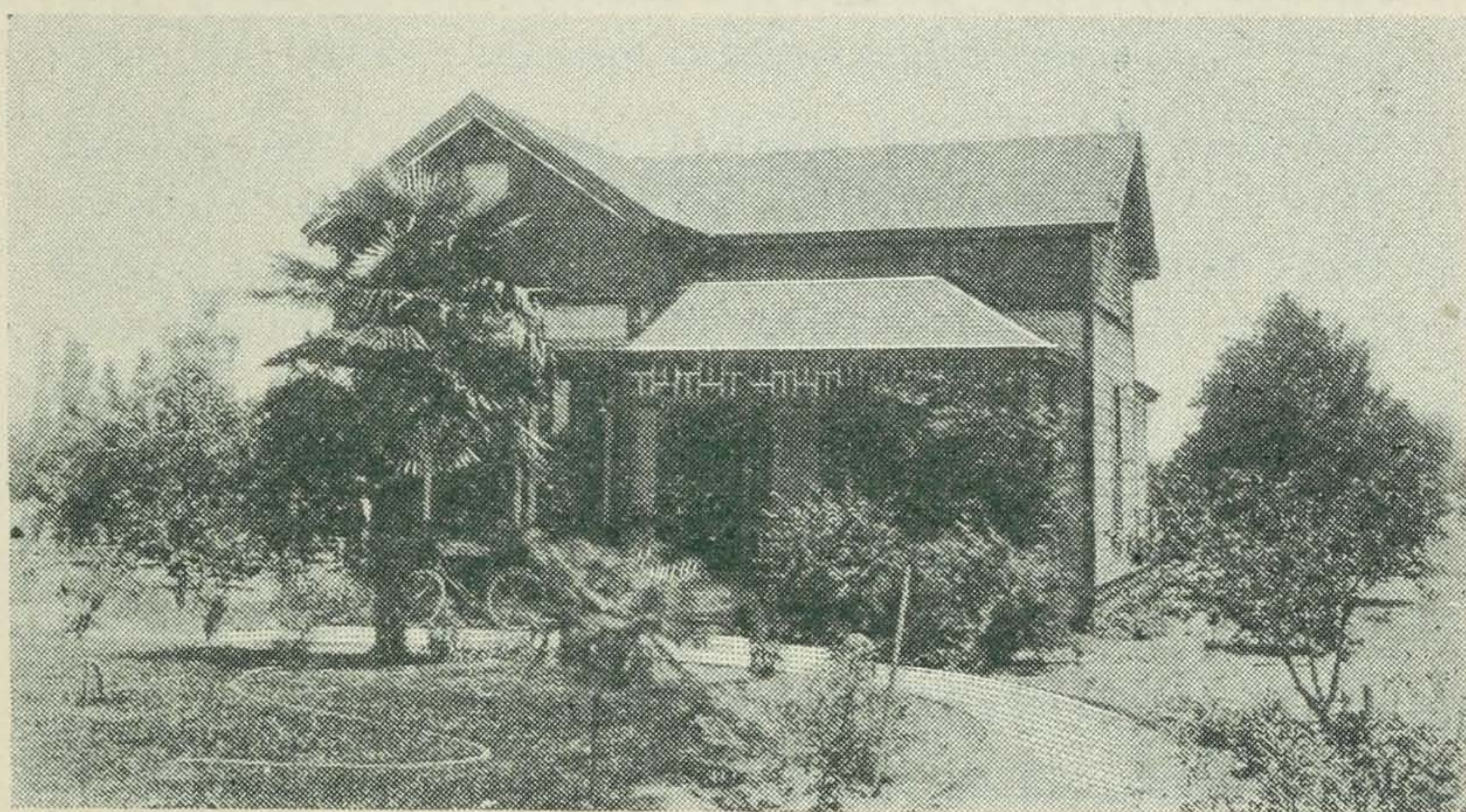


HARRIS RESIDENCE



## PRODUCTS IN GENERAL

All orchard and farm products common to California find in the vicinity of Glendale a soil and climate adapted to their successful culture. The close proximity of a good market furnished by a city which promises a continuance of phenomenal growth, and consequent increased demand for the products of farm and orchard, gives to the producer an immense advantage over his competitors in other sections not so fortunately located.

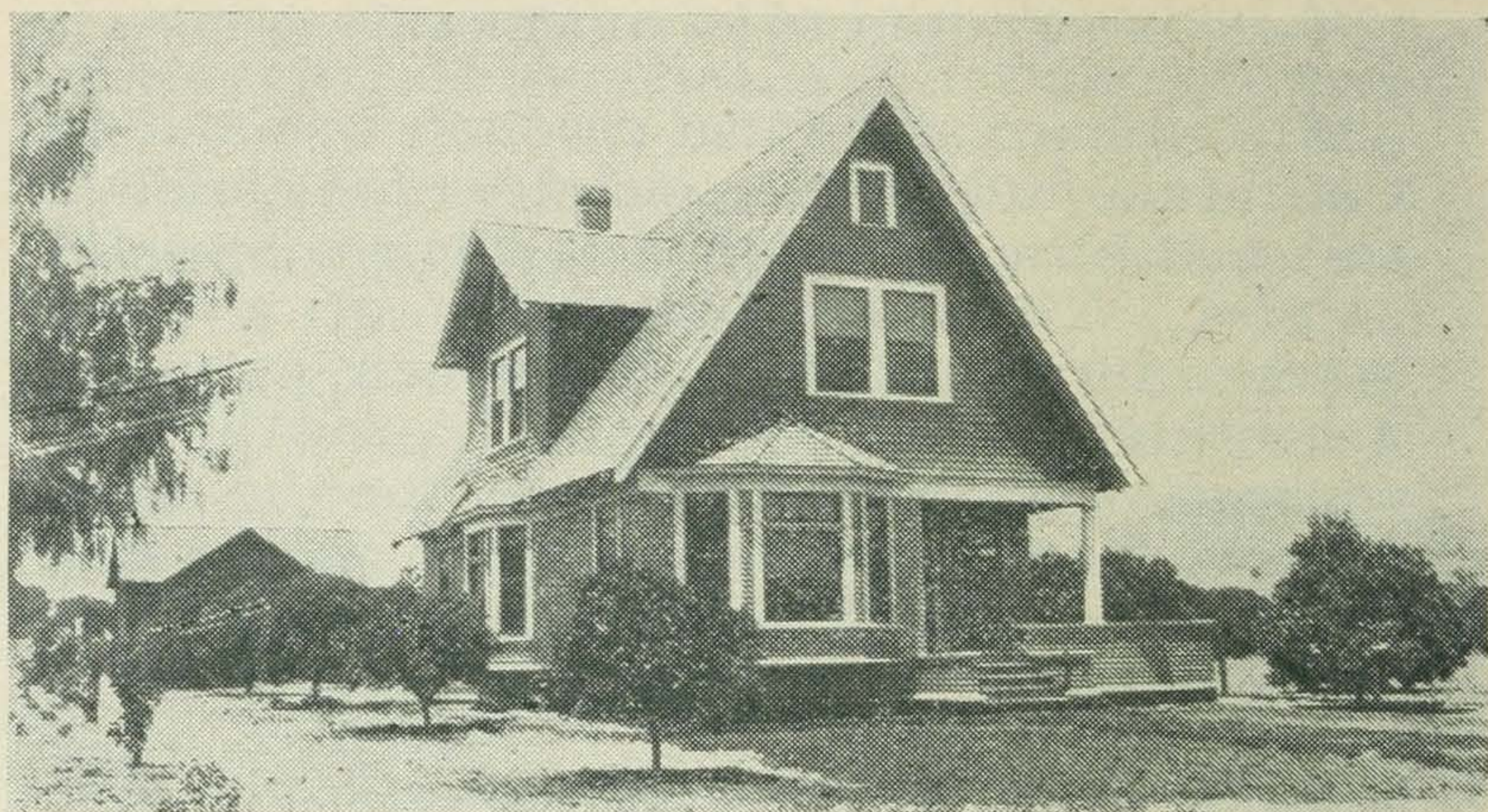


RESIDENCE OF S. W. LYMAN

## WATER SUPPLY

Nearly all of the land in the vicinity of Glendale has appurtenant to it a fixed proportion of the water of Verdugo Cañon. The Verdugo Cañon Water Company acts as the distributing agent of its stockholders (the land owners), bringing it down in pipes to the several reservoirs from which it is generally distributed. The right to this water is unquestionable, and as it is distributed by gravity, without expensive pumping, it constitutes, as now developed, one of the most economical and satisfactory water systems in this part of the State. This supply has been supplemented from time to time by wells of





RESIDENCE OF MR. FRANK SAUER

various (but not great) depths throughout the valley, which has so increased the supply that there is now water for all purposes equal to the demand, while the very general success achieved in development by wells, assures the supply for the future. As for the quality of the water, it comes from springs in mountain sources and flows uncontaminated to the consumer.

### **CHURCHES, SCHOOLS, ETC.**

The moral tone of the vicinity is excellent. Three church denominations are represented in Glendale. The Presbyterian and the Episcopalian societies have commodious edifices, and the Methodists are planning to build in the near future. Temperance sentiment is strong, and the town is free from the evil effects of saloons.

There are two excellent Grammar Schools, the West Glendale and Glendale. The latter has quite outgrown its accommodations, and \$10,000 bonds have been voted for the construction of a fine new building. The Glendale Union High School is centrally located on Fourth street and Brand Boulevard, and the electric cars run past the building. No expense has been spared in equipping and maintaining the school, and providing a competent corps of teachers.

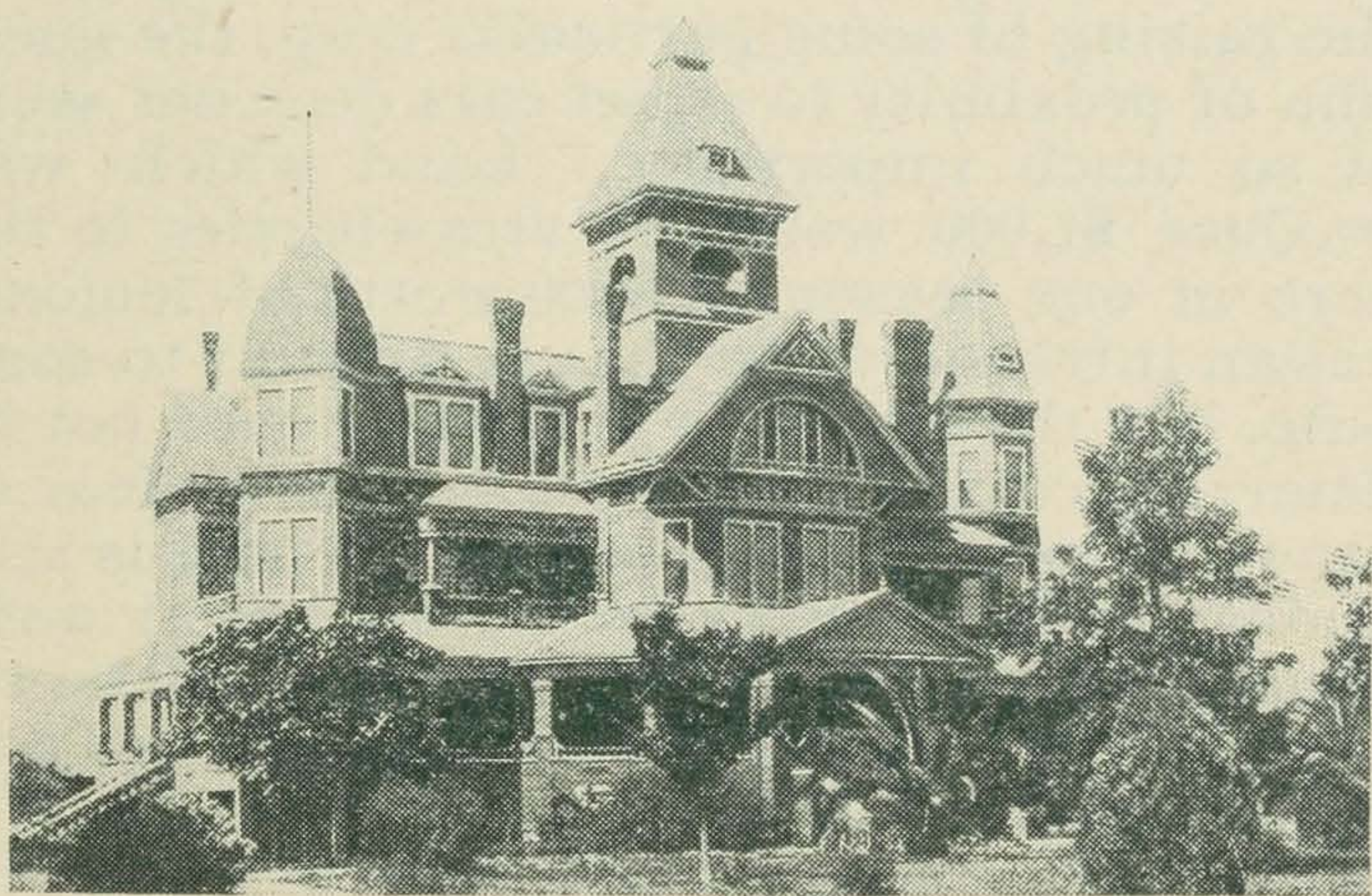


The Glendale Hotel of seventy-five rooms, has been remodeled and made modern in every respect at an expense of \$6,500, and will soon be open for business. The Salt Lake station is a block distant, and the electric line passes in front of the building, thus affording easy communication with Los Angeles. The attractive features of the valley, and the delightful view as seen from the tower and broad veranda of the hotel cannot fail to make it a popular tourist resort.

Ayers' Hall, affords a comfortable and well furnished audience room for lectures, and a lodge room for fraternal and social organizations. Among these are the Odd Fellows, Rebeccas, Fraternal Union, Fraternal Brotherhood, and the Tuesday Afternoon Club. The Good Templars have a strong lodge which meets in G. A. R. Hall.

## STORES AND PUBLIC CONVENIENCES

Glendale has the usual conveniences in the way of general merchandise stores, shops, etc. The Verdugo side of the section has a Rural Free Delivery Route. The Sunset



GLENDALÉ HOTEL



Telephone has had its system installed for some time. The Home Telephone Company is now building in. They have contracted for about two hundred phones and will build a central here and maintain a continuous service for Glendale, Eagle Rock, Tropic, Burbank and Toluca. The Kern River Power Company has completed its heavy double line down Central Avenue, and it will furnish electricity for power and lighting purposes.

## IMPROVEMENTS

Evidences of the new growth of the town are seen in the large number of fine residences which are being built. Several new tracts have been opened during the year. Lots in the Brand Boulevard Tract are sold with a \$3,000.00 building restriction on the Boulevard. Plans for a number of \$5,000 residences are being prepared and construction work has begun.

## PRICES OF PROPERTY

Prices of Glendale property vary greatly of course in different localities. Proximity to the railroads and to the town are considerations which help to gauge the value for the man who wishes to do business in the city, while to the person who wishes to engage in the raising of some particular crop, the question of proximity to street cars does not seem of so much importance. Land which will produce \$1,000 worth of strawberries to the acre in one season, or \$500 worth of lemons, has an intrinsic value that is difficult to compute, but the would-be purchaser need not be deterred from coming to Glendale by fear of fancy prices for real estate. There is still undeveloped property on the market at anti-boom time prices, and the investor will be repaid by a fair investigation of properties and figures.