



TROPICO

LOS ANGELES
COUNTY
CALIFORNIA





PARK AVENUE

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TROPICO



O him who never saw the Eden-like beauties and sun-kissed niches of this sun-set land, the pretty picture and clear descriptions can but start him toward the realities, and arriving at them, bring to him the ecstasies of mind—joy no other way secured.

Once these valleys and hillsides were sage brush deserts, but now the productive and esthetic orchards and gardens, flower areas, ornamented highways and lovely homes are here to bless and enrapture. All these and more in and about Tropico.

Proximity to Market

Next to this great city on the north, up by the Los Angeles river, nestled between the carpeted hills, where you can breakfast at home, market your produce, and return for your lunch or dinner; just far enough away from the city not to get the smoke of the factories, but so near that one delights in the saving of time in doing business or in taking in some of the attractions and pleasures.

Topography

There are hills to the north, to the west, to the east, and opening to the south where the Los Angeles river breaks through. This region is from 450 to 600 feet above sea level. The land slopes gently toward the southwest. It is almost as smooth as if made with pick and shovel.

Soil

Nearly all the soil is composed of disintegrated rock and decomposed vegetation, brought hither by the torrents of the ages from the mountains. It is rich and easily worked. There is but little clay soil.

Scenic

President Roosevelt said, when in California: "I have been delighted to see the orange groves, to see your olive orchards, to see all the marvelous products of this soil, the products temperate and semi-tropical." And he might well have said: And the enrapturing scenery.

Nature is most lavish in her scenic efforts about Tropic. Viewed from the hill top on the east, the beauty and grandeur of the valley northward, westward and southward, and the carpeted green hills in Griffith Park, enraptures into ecstasies, and you conclude that nature did not work this magnificence



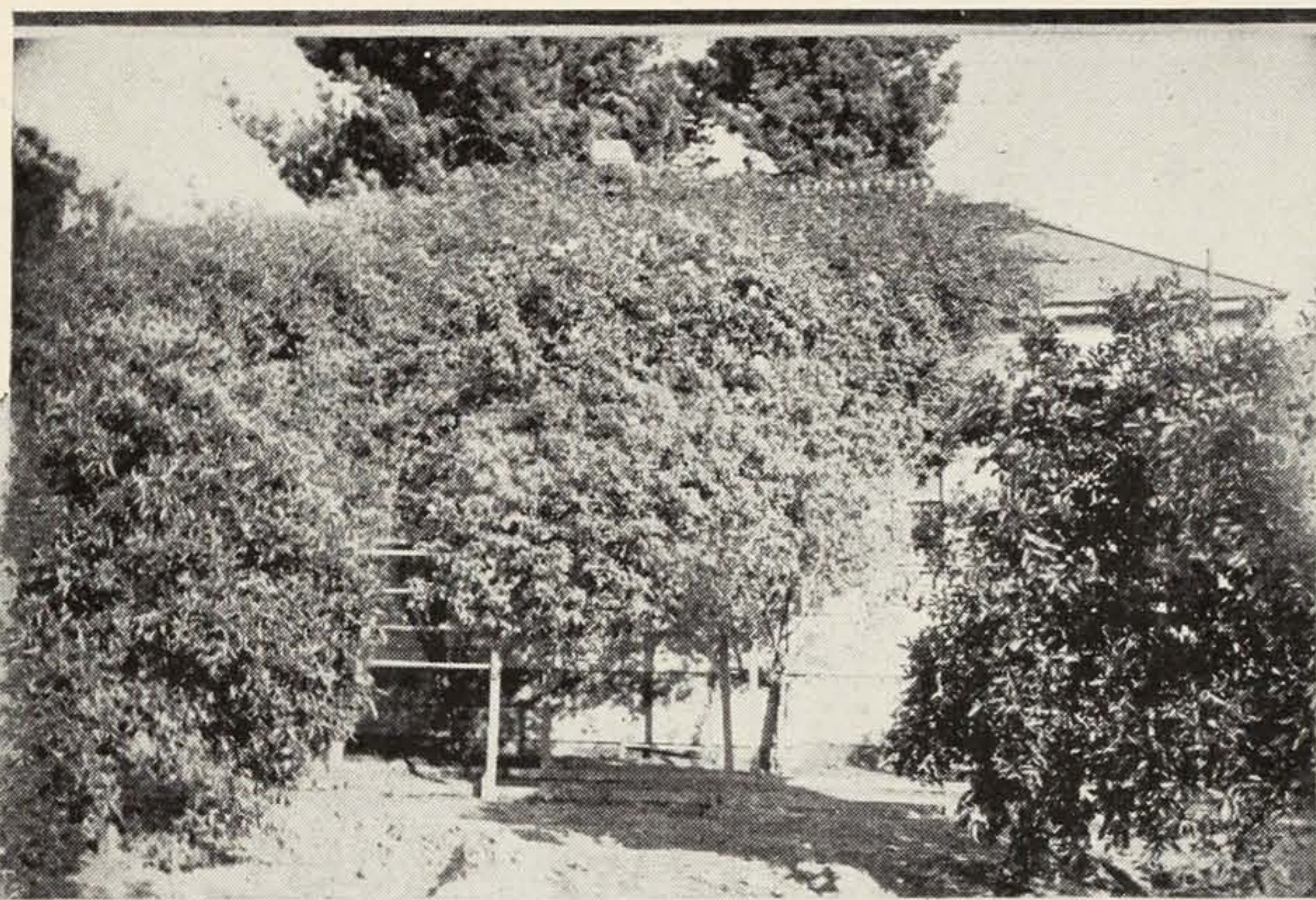
GOODELL'S PRIVATE DRIVE

by proxy. Turning northward from any of the beautiful homes, the eye beholds the outlines of the Sierra Madres, so near that one feels to just lengthen his right arm a little and bring his hand down on some royal, purpled peak. These mountain ranges, beginning at the Pacific Ocean near Santa

Monica, and sweeping inland for a hundred or more miles, are from 2000 to 11,000 feet above sea level. From Mount Lowe, ten miles to the east, what was once the World's Fair's great search light in Chicago, now sweeps down upon and around Tropicó almost every night in the year, scrutinizing the beauties and activities of the valley. Adjoining Tropicó on the west are the Cahuenga "crag and peaks," embracing Griffith Park of 3015 acres, the second largest park in the world.

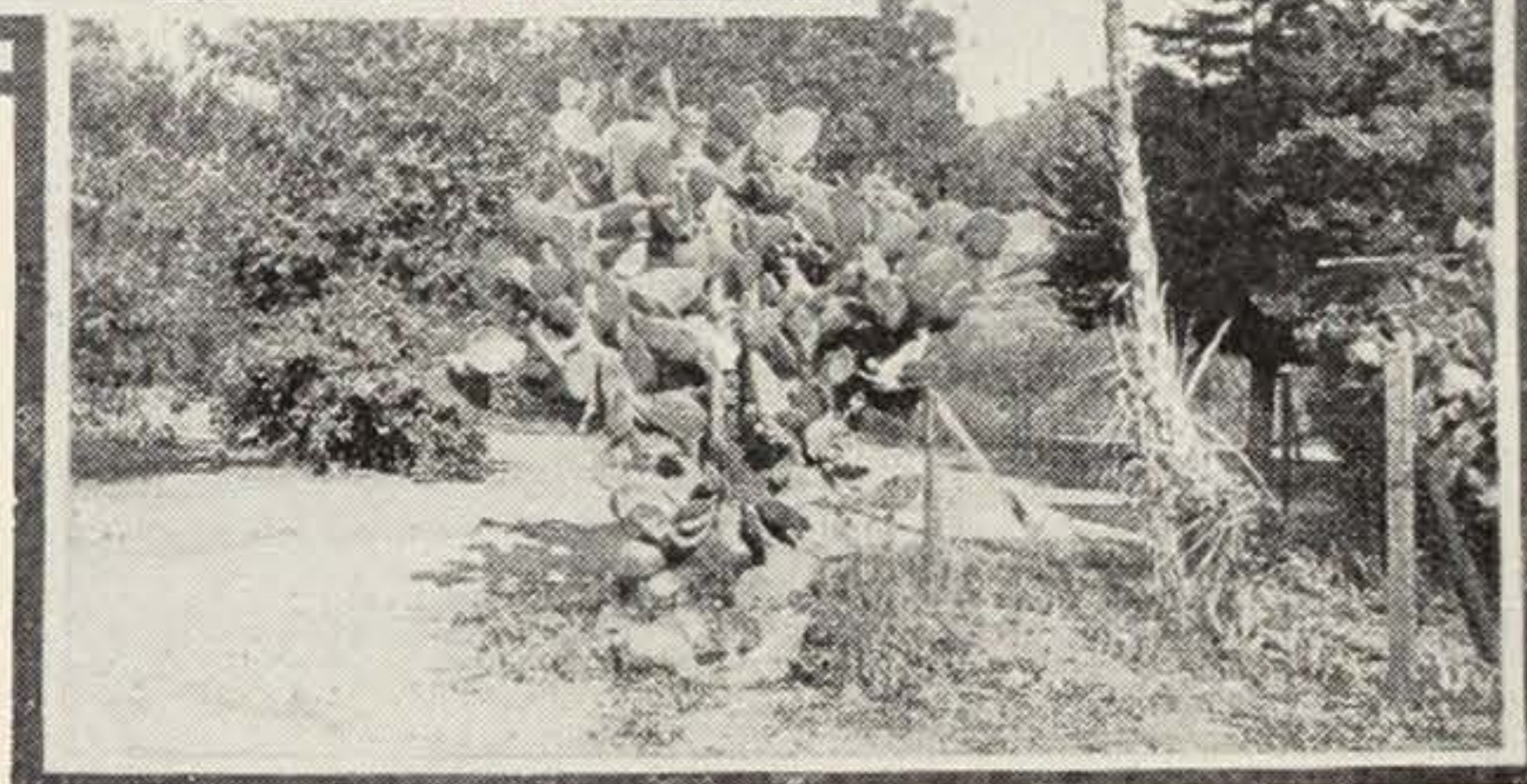
Climate

What is a climate worth that has no blizzards to freeze you out, no cyclones and tornadoes to twist and kill, no suffocating heat to prostrate and destroy, no



VINE COTTAGE

CACTUS AND CENTURY PLANT

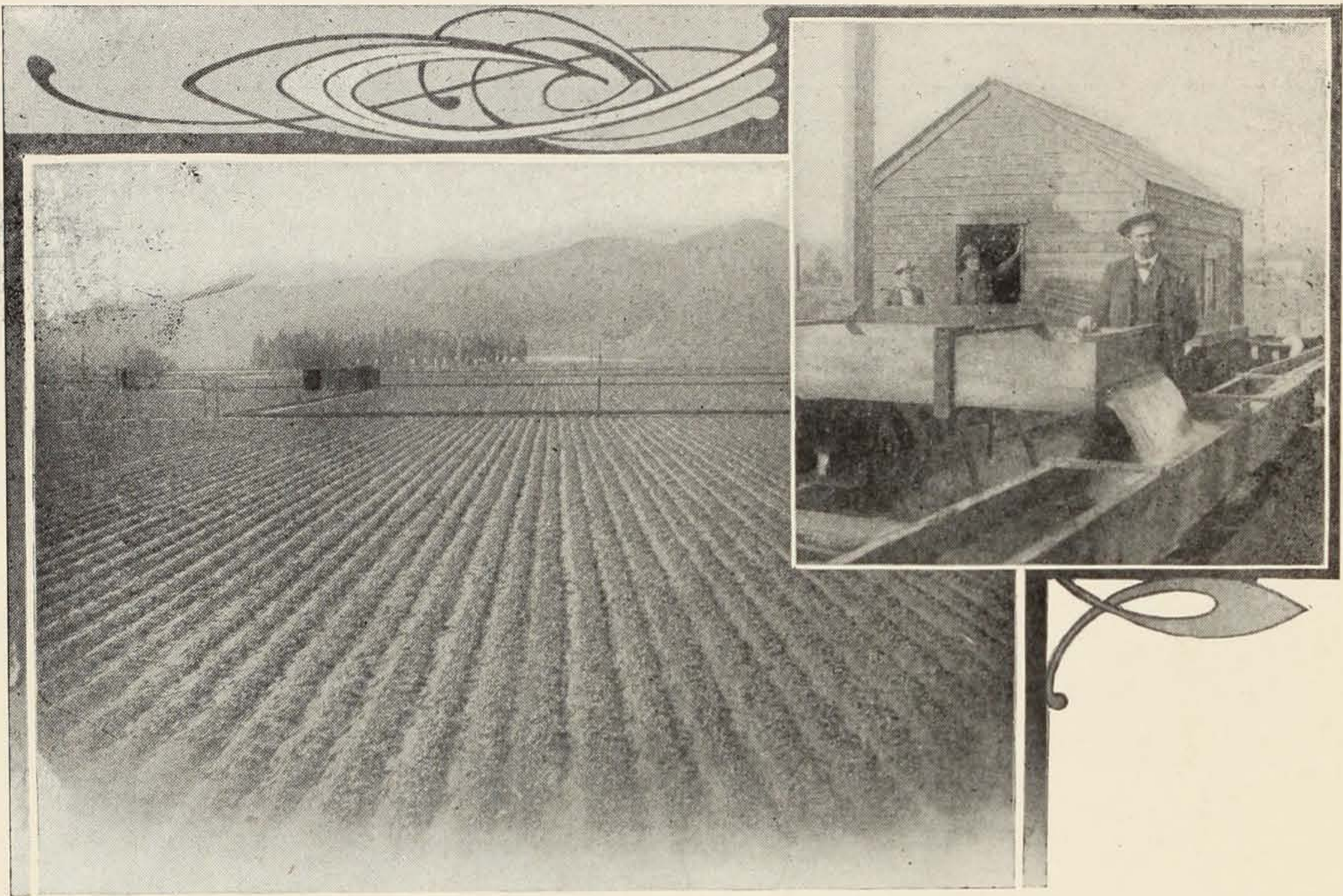


lightnings to rend into fragments? What is a climate worth where one can make a home which never freezes out, blows out, nor drowns out? What is a climate worth which gives you heliotropes, magnolias, geraniums, roses, and hundreds of other varieties of flowers all the year outdoors. Here you need not run your fragrant flowers in behind battened doors and closed windows. Sunstrokes are unknown. There is scarcely a night in the year when light blankets are not needed.

Nature in this nook agreed to cut out her extremes and rigors and set up here her best. Hence, two broad seasons: spring-time, from October to May, when the gentle showers come to moisten and refresh, and summer from May to October, when the rains are only in the mountains, the great reservoir conservators of the valley's progress and development.

Water Supply

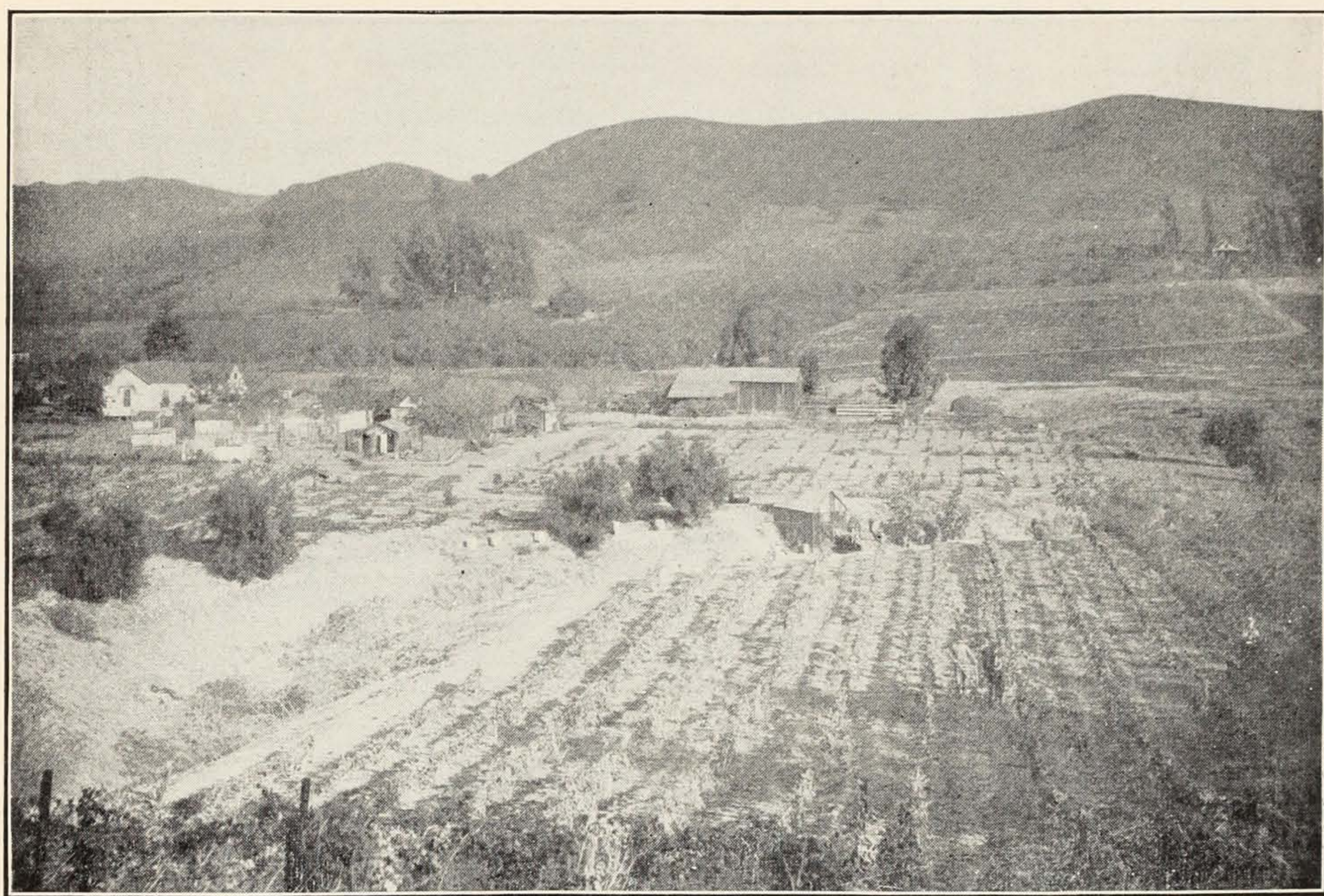
Tropico's water supply is absolutely inexhaustible. Its surface water is limited, but its underground flow is practically unlimited. As is well known the water courses of Southern California are



STRAWBERRY FIELD AND PUMPING PLANT OF D. GRISWOLD

invariably underground, particularly of the Los Angeles river is this true. It drains a water-shed of over five hundred square miles, two hundred of which is a vast porous basin known as the San Fernando valley, and necessarily its flow is underground. Tropico is situated on the southern limit of the outlet of this great basin; the lands of Tropico and vicinity are, therefore, riparian to a natural, exhaustless underground water course. The water plane of this great basin is from ten to sixty feet below the surface at the Tropico end of the valley. Beneath this surface to a depth of two hundred to seven hundred feet, flows this mighty underground stream.

Many of the most noted localities of Southern California obtain their water from distant points and at great expense, making the cost of irrigation much higher than at Tropic, where the price is two to three cents per miner's inch per hour, or 540 gallons per hour. Although over 500 miner's inches 270,000 gallons of water per hour are already developed by some sixteen pumping plants, enough to abundantly furnish all present needs, the supply has scarcely been touched, and any one desiring to come to this locality can be assured of obtaining plenty of that element so necessary to successful ranching, and the beautifying of the home. Besides the water obtained

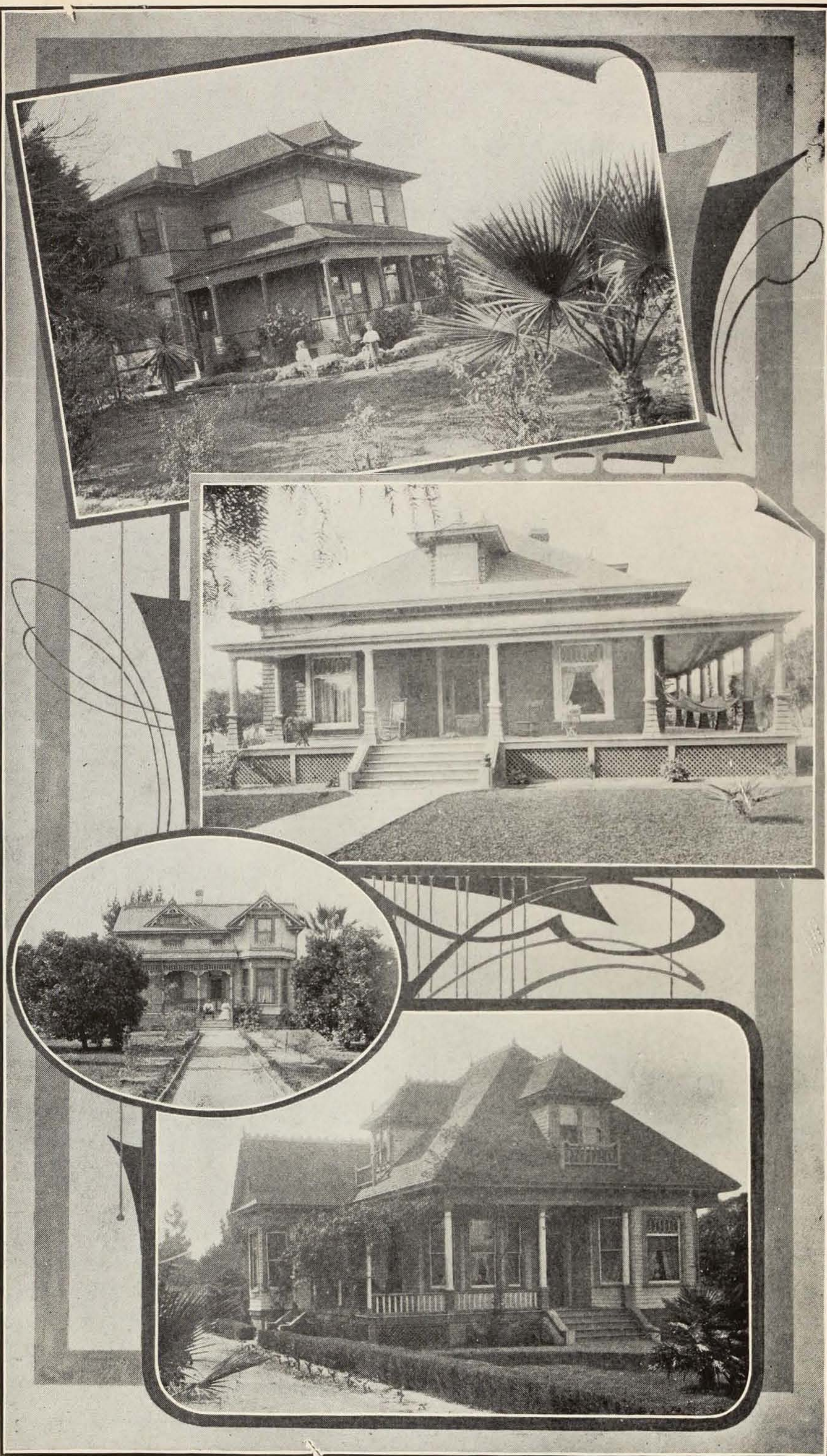


RANCH OF MRS. J. R. UNGERLAND

from the underground stream, the lands of Tropic are entitled to one-tenth of the water of the Verdugo canyon, and this is distributed through the pipes of the Tropic Water Company, largely for domestic and yard purposes, at the exceedingly cheap rate of fifty cents per month.

The water is soft and very pure. Diseases resulting from the use of hard, impure water are unknown.

The cost of lifting water with a pump ranges from one-half



SOME TROPICO HOMES.

D. H. IMLER

W. A. THOMPSON

F. R. BEAR

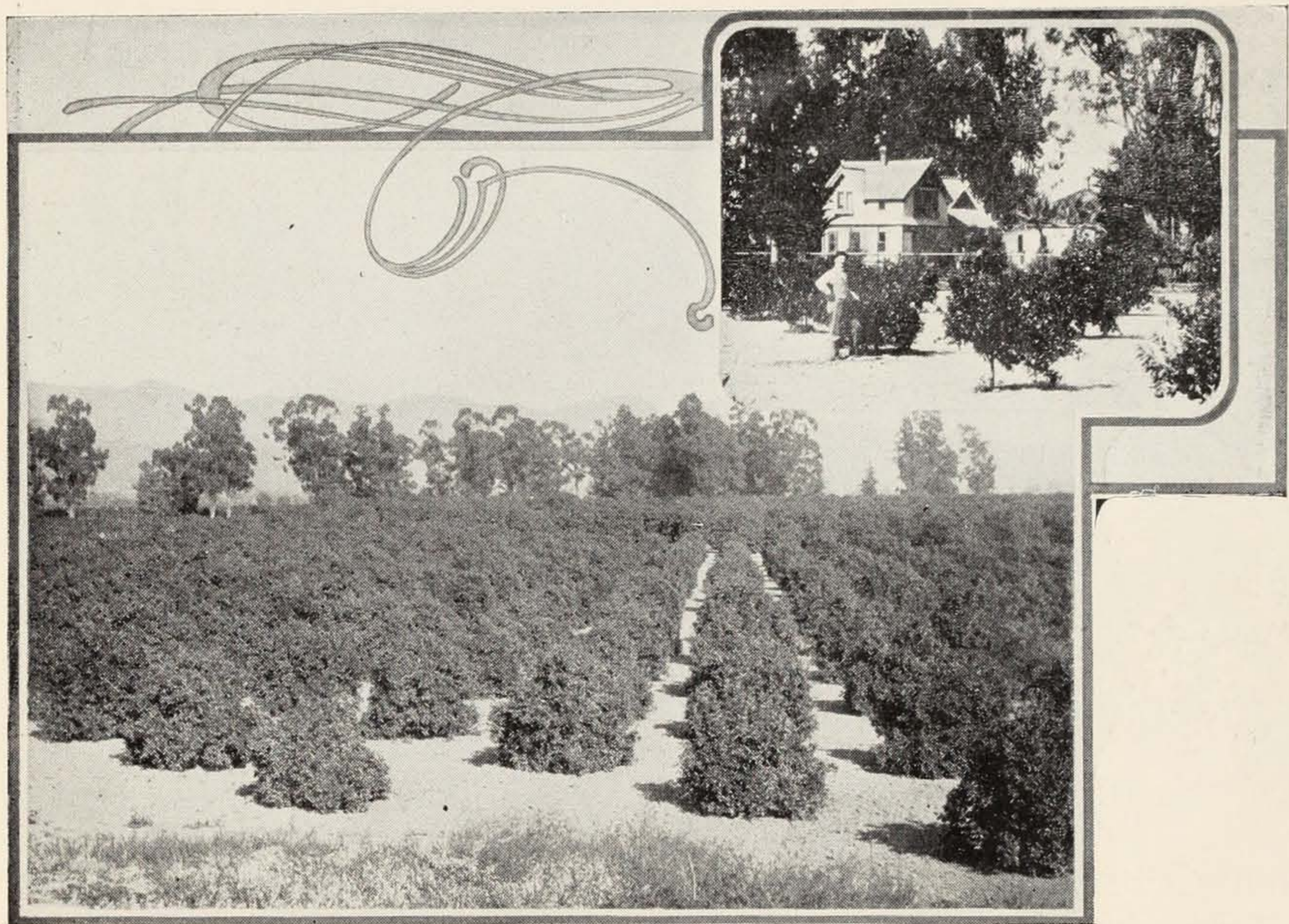
O. W. LEHMER

to one cent per inch (540 gallons) per hour, depending on the location.

The power most used is the gasoline engine, and the fuel most used in it, a crude form of gasoline, called distillate and costing about one-third as much as gasoline.

The Pacific Power and Light Co. is now running its line through the center of the valley, and several of the largest wells have already contracted for electric power with which to operate.

In the last two or three years strawberry growing has spread rapidly, and is taking the lead generally in the fruit growing industry of the valley, the present planting amounting to 200 acres or more.



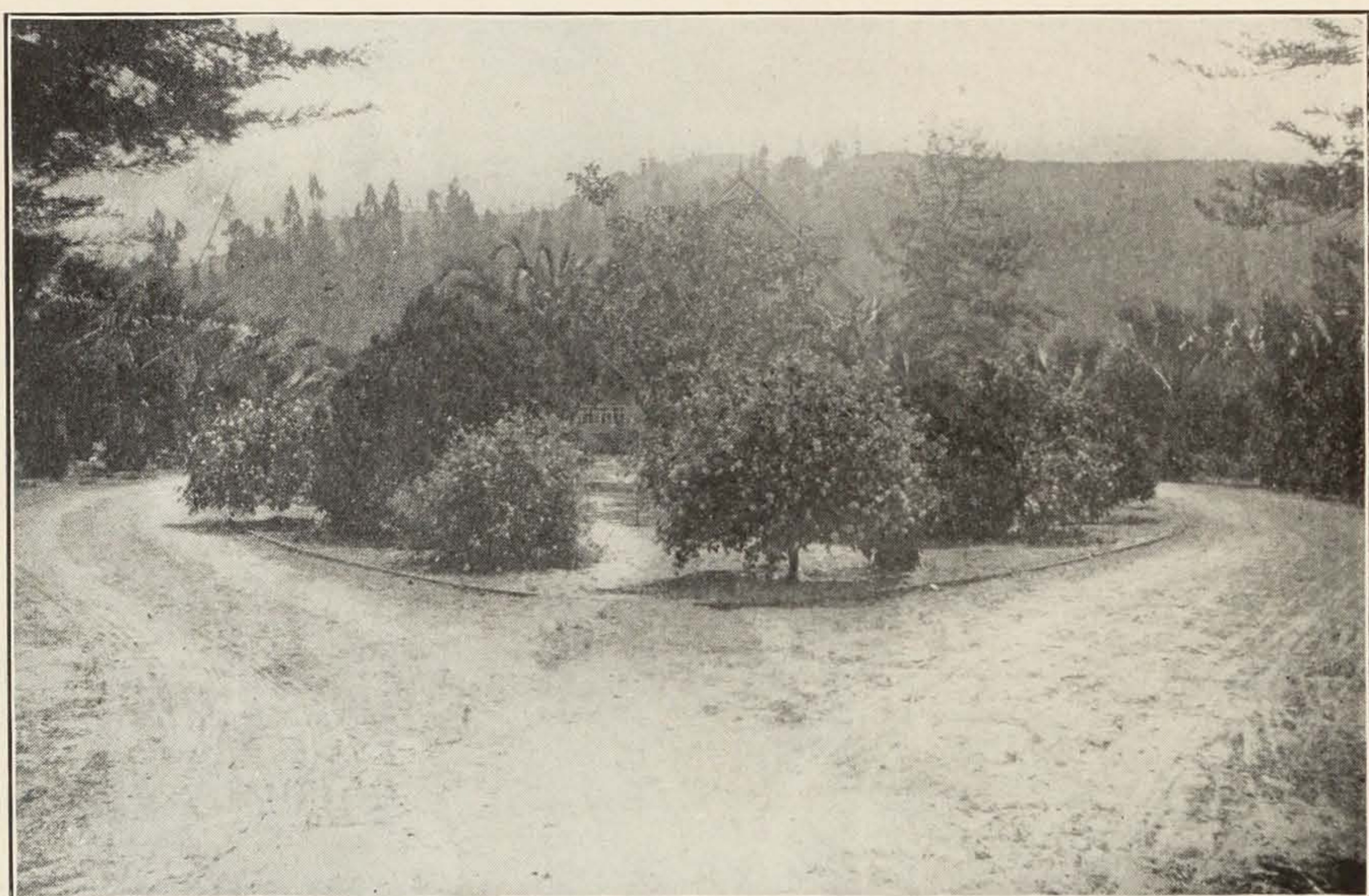
ORANGE GROVE AND RESIDENCE OF H. C. GOODELL

A strawberry that does well elsewhere does its best here. The entire absence of alkali in the water used for irrigation and the presence of all the essential properties of soil, combine to produce a strain of fruit peculiar to itself, and justly celebrated in all the great cities of the north and east, as well as nearer home, as Tropic Beauties on account of their color, eating and keeping qualities.

The productive life of a strawberry plant is about three years. They can be planted here during any month of the year with absolute certainty of good results.

The time of setting is governed by the results wished to be obtained. The average yield per year is about fifteen thousand baskets per acre, and the average gross returns about \$700.00. The average profit per annum from an acre may be safely put at from \$300.00 to \$500.00.

The main crop usually runs from the middle of March to September first, and a medium or scattering crop from that date until frosts or exceedingly heavy rains kill the blossoms,



HOME OF MRS. F. W. MINER

though there are many seasons when berries can be picked for market every month in the year, and no month in the year but what some fruit can be found on the vines.

The magazine number of the Los Angeles Times of January 11th, 1903, a journal recognized as conservative in its statements, says:

“The fame of the strawberries grown at Tropic has spread over the land to all points where they have been shipped. Their large size, deep brilliant color, general beauty of appearance, fine flavor, unexcelled keeping qualities have made them favorites wherever used.

"In the winter market of New York, Philadelphia, Boston, Chicago, and many other Eastern cities, they have sold at higher prices than berries from any other section of the State, or from any other section of the entire country.

"From April to November the shipments are great to outside points, as far as Colorado and Texas, and the quality of the berries grown at Tropic creates a constant and ever-increasing demand.

"Until three years ago very little attention was given to



LOQUAT



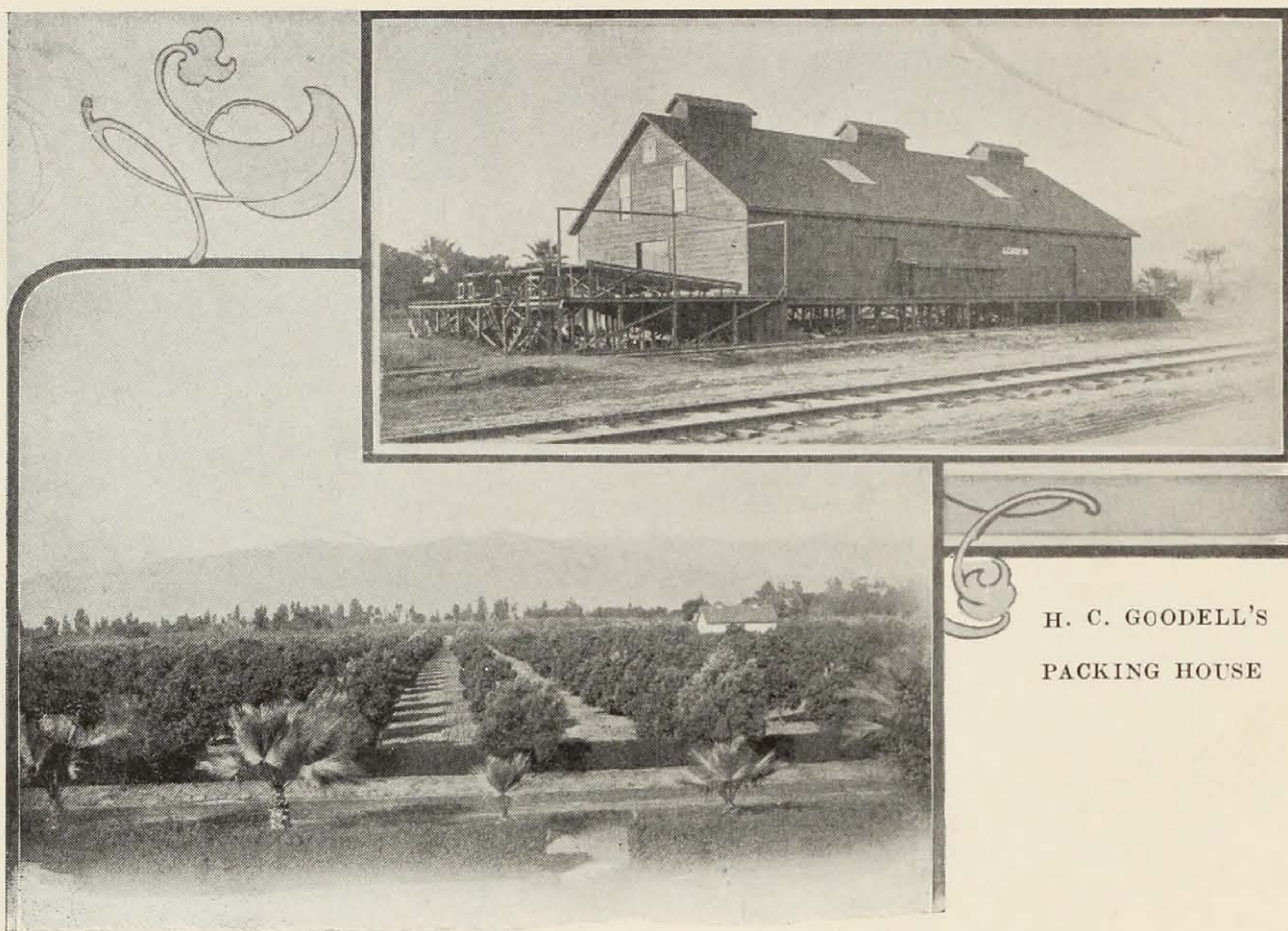
POMELO

the cultivation of strawberries here, an insufficient water supply, varieties poorly adapted to the locality and methods of culture carelessly followed gave little promise of what has now been accomplished. Then came the development of water that made possible the growing of berries as a profitable business. New methods of cultivation and new varieties soon resulted in a standard of excellence that made Tropic strawberries famous.

"The rapidity with which the business has spread from

practically nothing to one hundred and fifty acres is strong testimony that it is a very profitable one, and everywhere is evidence that much money is being brought into the valley by the berry growers. The roots of their plants have struck a gold mine that the pure water and warm sunshine are constantly turning into coin.

“From four acres in one year, from the time planting commenced, over \$3200 was taken for berries, and from the same piece of ground the following year over \$4000 worth of fruit was sold. Part of the piece, planted in August, commenced



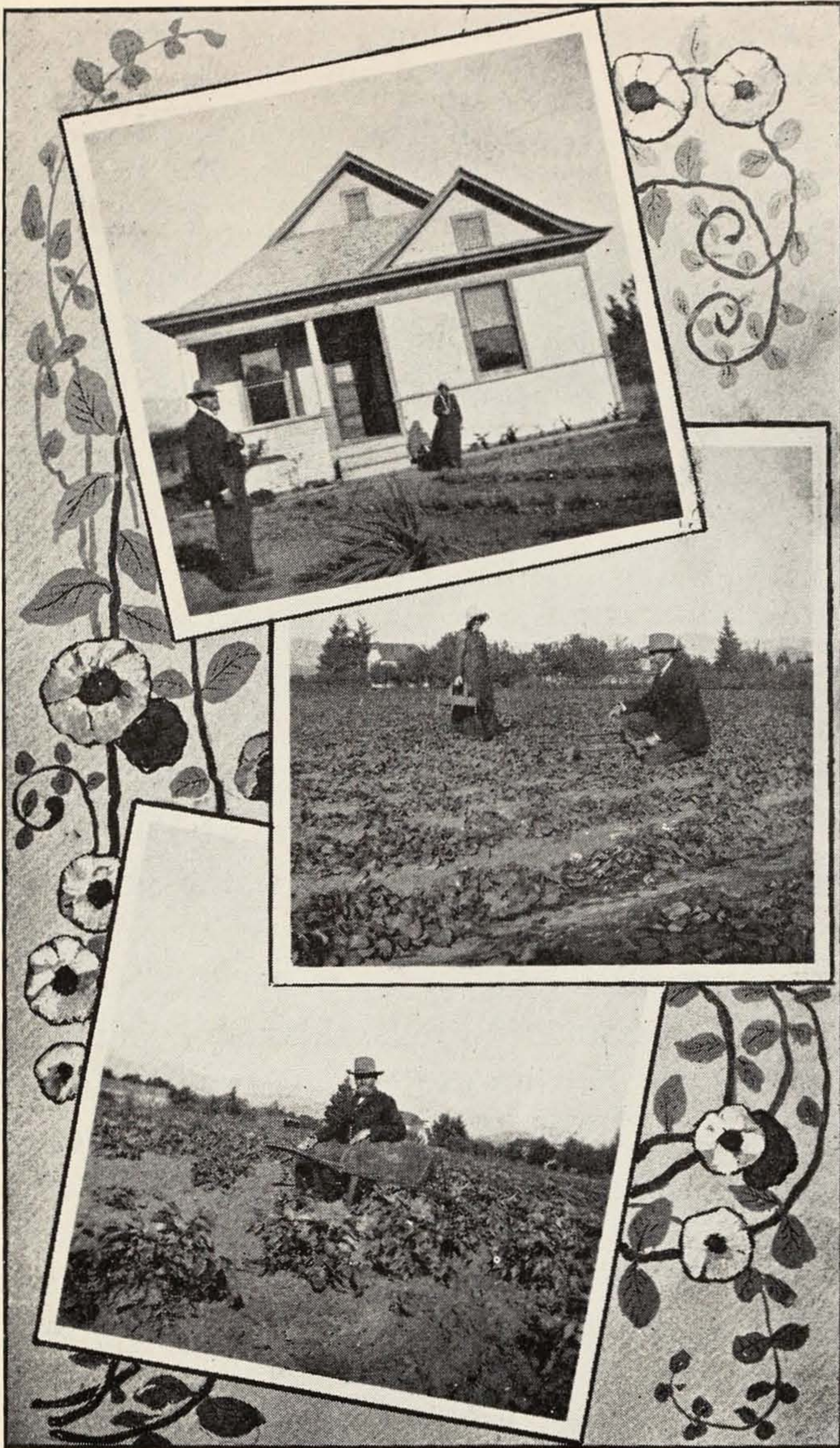
H. C. GOODELL'S
PACKING HOUSE

ALDEN SPRAGUE'S ORANGE AND LEMON GROVE

fruiting in October, and for fifteen months never missed a week that it did not furnish fruit for market.

“There is no waiting long years or even one year here for reward for investment and intelligent toil. Here is the spot where the strawberry wants to grow, to grow quickly and grow to perfection, such as it reaches in few other places.

“All manner of berries, except Black Caps, do remarkably well here, and produce large crops of firm, finely flavored fruit that will ship better than that grown in any other section of the State.”



M. M. ESHELMAN'S
LATE HOME

HIS STRAWBERRY
FIELD
NOV. 9, 1903

HIS POTATO
FIELD
SECOND CROP
NOV. 9, 1903

Citrus Fruits

This embraces the orange, lemon, pomelo, lime, citron of commerce, and the olive, all of which do exceedingly well in this favored locality.

While the rind of the orange is not so smooth or so thin as that of the oranges grown near the foot-hills, yet the flavor is exceedingly fine. The lemons grown here are very juicy and of an excellent quality. The pomelo does exceedingly well

here and finds a ready market. The lime, citron of commerce, and olive are grown here merely for family use and thus far, though grown with excellent results, have not been grown for the market to any extent.

All citrus fruits must be irrigated during the summer season, the irrigations occurring from four to six weeks apart, and at the present cost of water amounts to from five to twelve dollars per acre, for the year, according to the age of the tree. About two hundred and fifty carloads of oranges and lemons will be shipped from the valley this season.

Deciduous Fruits

All known varieties of the deciduous fruits, as the peach, pear, plum, apricot, apple, nectarine, prune and pomegranate, are grown here most extensively, as well as very satisfactorily. Many varieties of the deciduous fruits grown here are very frequently the largest and finest specimens exhibited at the Chamber of Commerce in Los Angeles. Deciduous fruit growing would be much more profitable if a co-operative cannery and fruit drying establishment were in operation here.

English walnuts do extremely well, although but few groves have been planted. Owing to the good results derived from walnut growing, it is an industry that should be developed. We want more walnut groves.

Vegetables

Here they are fresh all the year. Do you know what that means? All varieties may be grown from March to December; then come cabbages, onions, beets, lettuce, peas, cauliflower and every other hardy variety from December to March. The winter months are the best for these. The first crop of potatoes is planted in March or April and the second crop in August or September. Sow barley in November, harvest in May. Plant the same ground to corn and harvest it in August, then plant potatoes and gather the crop in November. What is a climate worth that will do all that for the husbandman?



ART TILE FACTORY

Art Tile Factory

On the west side of the Southern Pacific Railroad, a short distance north of the depot, are the spacious and attractive buildings of the Pacific Art Tile Works, just completed, and equipped with the necessary machinery. Floor, mantel, wall and exterior and interior ornamental tile, and a superior grade of bric-a-brac, requiring a high order of artistic skill, are being manufactured. When in full operation, several hundred people will be employed.

Poultry

In all the branches of agriculture, there is none having the boom that poultry is having. This is one branch that is bringing in the money to the farmers. There is no other that brings in the income to this country that poultry does. In regard to the raising of poultry, the most important thing is the feeding of the hen. There is no "one way to feed her." In Tropico, you can feed what you wish, corn, wheat, cabbage, turnips, beets, clover, etc. All grow equally well here. A back lot 50x50 feet, with a shed 10x10 feet is ample room for 50 hens. Every hen will produce \$2.50 in value each year, and you can feed her for a dollar a year.

Schools

The Tropico school-house is very pleasantly situated on Glendale avenue near the San Fernando road. The new boulevard and electric line passes directly by the west of the grounds, making the school-house site one of great convenience and value. The grounds are large, and the gardens and shade trees are kept in splendid condition by the pupils.

The school-house itself contains, besides halls and the library room, three large school rooms, which are filled to overflowing with pupils, many new ones having been received.

Five special courses are being given this year. One of the teachers gives special work in music and kindergarten, another teacher drawing and manual-training, and the principal has special classes in science. These courses give the pupils much additional pleasure and profit from their school work. The school is in a decidedly prosperous condition and prospects are very favorable for increased success and growth.

Six school districts, including that of Tropico, have organized a Union High School and erected a handsome and commodious school building in the southwest corner of the Glendale district and about a fourth of a mile north of the north line of the Tropico district, so that all the advantages of a thorough education in the public schools of the State, from the primary to and including the academic grades are within the reach, from their own homes, of every boy and girl of the district.

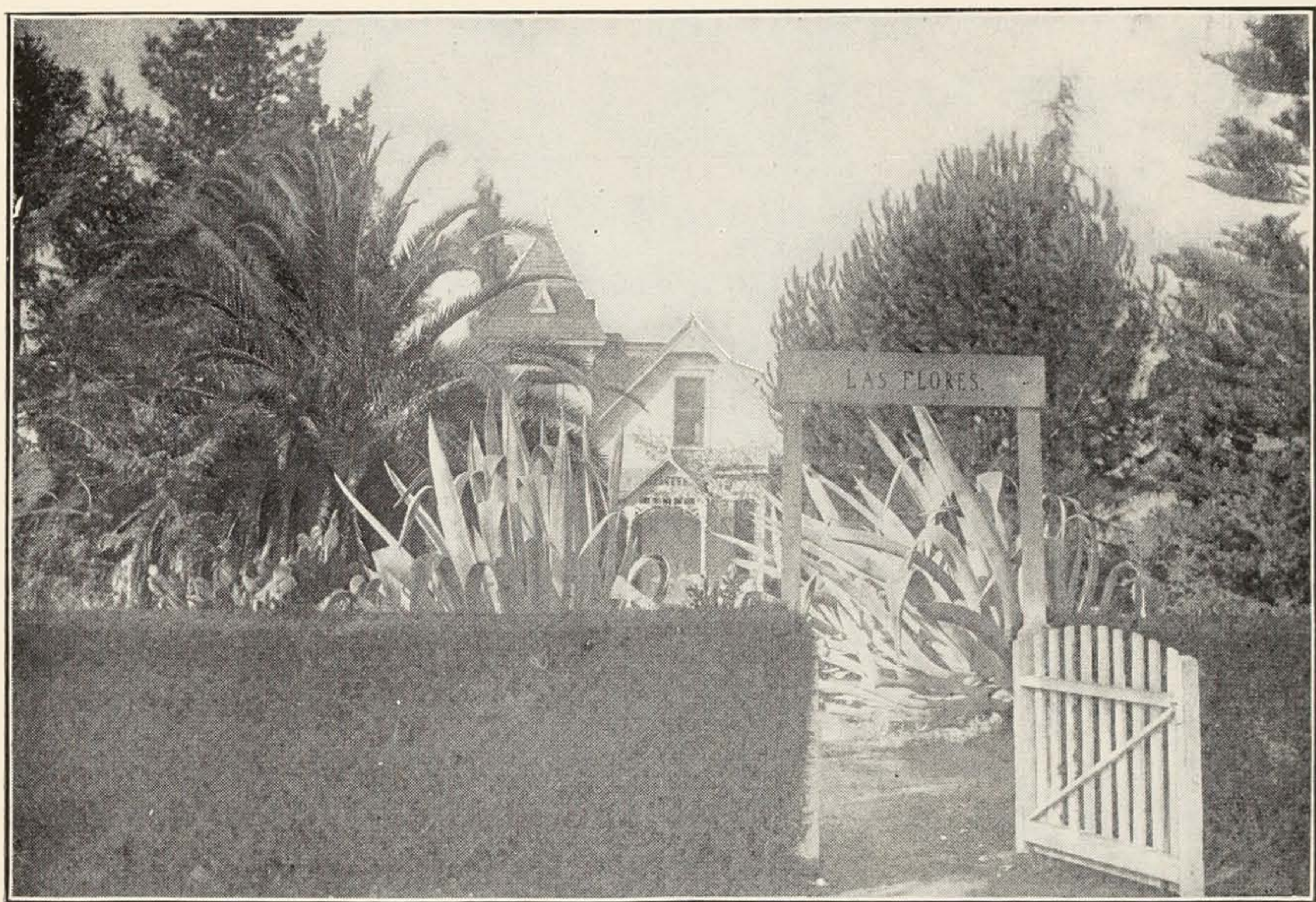
Church and Society

The religious wants are supplied by the M. E. Church and the German Baptist Brethren. Each has regular services and a Sunday School. Socially the community is graced with intelligent people. Tropico has no saloon and does not want any. There is the N. P. Banks Post, G. A. R., with a membership of twenty-five. The N. P. Banks, W. R. C., auxiliary to the Post, comprises a membership of forty earnest, patriotic women. There is, also, a lodge of Good Templars. The societies hold their meetings in the G. A. R. Hall, which is owned and managed by the Woman's Relief Corps.

Flowers

Next to her climate, California probably prides herself in her flowers more than any one thing, and it is doubtful if any section of the world can more truthfully boast of her flowers than can Southern California.

Of the wild flowers, the California poppy, which makes the country a blaze of golden glory during the late winter and early spring months, is the most noted and popular. The most rare and delicate plants which "back east" are found only in hot-houses, make a luxuriant growth here in the gardens. The growth of some of the hardier of the eastern house plants



HOME OF J. O. GALE

is astonishing. Hedges are grown of geraniums and heliotropes, a single rose bush often covers the side and roof of a two-story house. The most humble cottage often boasts of a flower garden which is a marvel to the newcomer. A hedge of calla-lillies, a trellis of the luxuriant passion vine, the brilliant poinsettia, the fragrant heliotrope, begonia, geranium, and endless varieties and shades of the rose, even to that of a deep green.

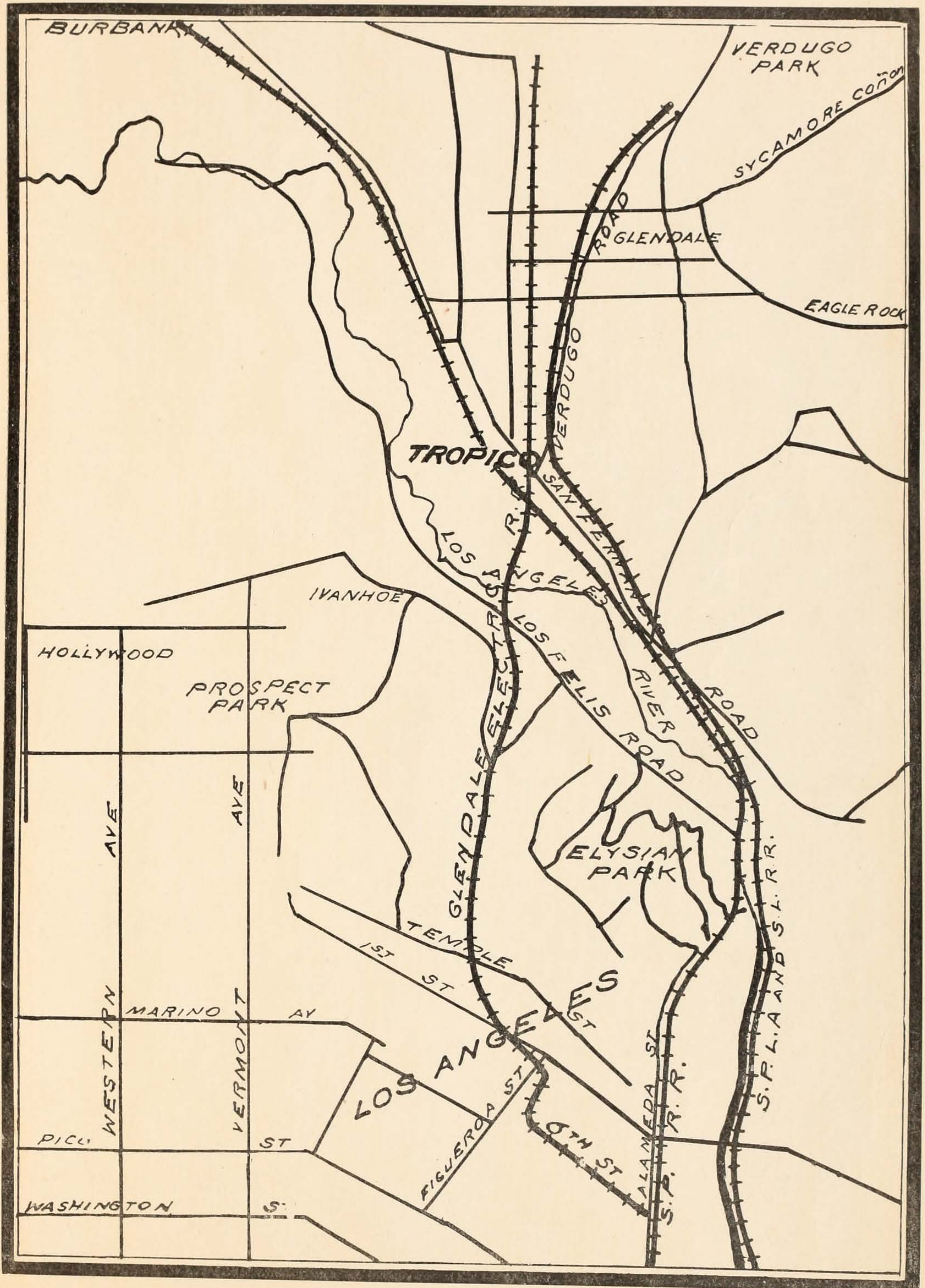
Highways

The street-roads and avenues in Tropicó are undoubtedly the best in Southern California. The soil is a sandy loam, and the streets, after having been properly graded, have had several applications of crude oil, which make them almost as good as asphaltum. We have no dust in the summer and absolutely no mud in winter. The streets and avenues are bordered with evergreen trees, many of which blossom during the winter months and make one think of a drive through a park in the month of May in the Eastern States. The celebrated San Fernando road, over which we drive to Los Angeles, is almost level and is conceded to be the best in Southern California. It has become most popular as an automobile road.

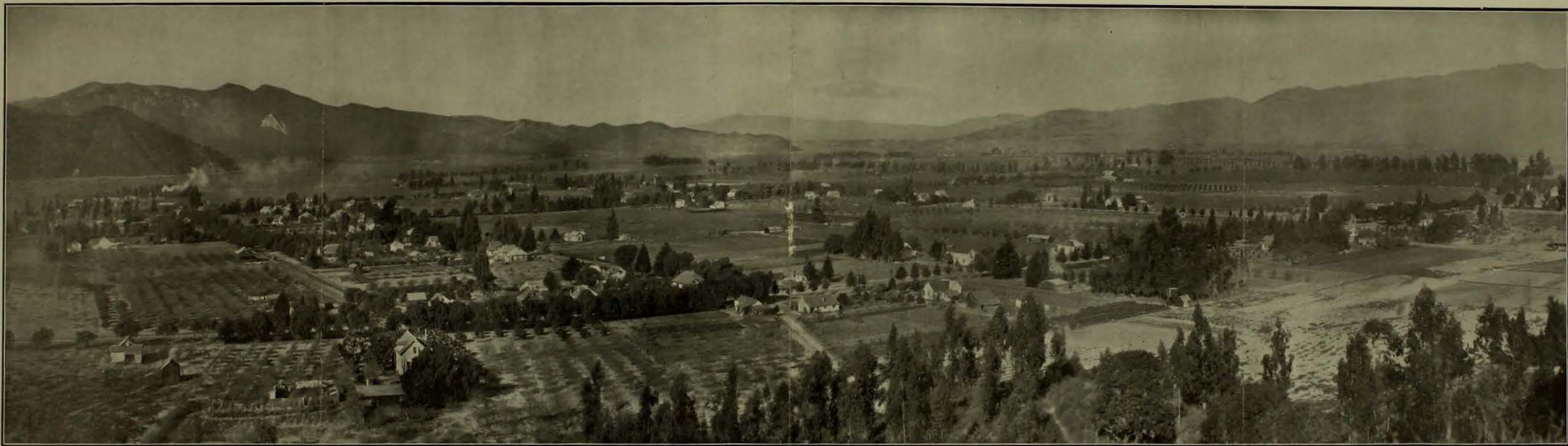
Access

Where is Tropicó? Just to the north of Los Angeles, adjoining the city limits, and at the southern end of the great San Fernando Valley. It is on a branch of The San Pedro, Los Angeles and Salt Lake Railway and on the main line of the Southern Pacific to San Francisco. Therefore, everybody and everything coming from the North and East over the Central and Southern Pacific Railways or going North from Los Angeles, must pass through Tropicó.

Besides the above described means of reaching Tropicó, the Huntington Syndicate is now building a double track, broad gauge, electric road from the center of the City of Los Angeles, through the hills north of Elysian Park, and along the high bluffs on the west side of Los Angeles river, and which will be in nearly an air line to Tropicó, and the distance will be five miles from the business center of the city. This road will give one-half hourly service and 10 cent fare, and will be completed by February, 1904.







Graham, Photo, 119 $\frac{1}{2}$ S. Spring St., Los Angeles, Cal.

BIRDSEYE VIEW OF TROPICO, CALIFORNIA.