

Eureka Villa, 1926

QUESTIONS AND ANSWERS

For the benefit of the many persons who write us concerning Eureka Villa, Los Angeles County, California, I have prepared this little pamphlet.

I do not claim that every question that would affect the building of a town is answered herein, but I do feel, and I trust that you will also, that the necessary questions have been answered to help you to intelligently decide whether it is to your advantage to buy a lot at Eureka Villa. If I am successful in accomplishing this desired result, although you fail to grasp the greatest opportunity yet offered our group in California, I feel that I have done my duty to my race in helping to put home-owning in Southern California in the reach of all.

May God bless you and may 1926 find our group nearing the goal of economical freedom.

SIDNEY P. DONES.

Q. Where is Eureka Villa?
A. Eureka Villa is located in Los Angeles County, California—42 miles from Los Angeles proper, but only 18 miles outside of the city limits of Los Angeles, Cal.—a city of over 6 million people and no doubt the fastest growing city in the world.

Q. How do you reach Eureka Villa from Los Angeles, Cal?
A. By Southern Pacific trains and bus lines.

Q. How many acres of land comprise Eureka Villa?
A. About 1,600 acres of land, subdivided into lots ranging in size from 600 ft. to 30,000 feet.

Q. How many lots have been sold at Eureka?
A. About 700, at this date, January 15th, 1926.

Q. How many houses are there at Eureka Villa and what sizes are they?
A. There are 19 houses at Eureka Villa ranging in size from two rooms to twelve rooms.

Q. What are the prices of lots and what are the terms?
A. Lots range from \$150.00 to \$500.00. The terms on all lots at \$150.00 are \$10.00 cash and \$5.00 per month. On all lots over \$150.00, 5% cash with a minimum payment of \$15.00 cash, and \$10.00 per month.

Q. What is the Val Verde Unit at Eureka Villa?
A. Val Verde Unit is the most beautiful part of Eureka. Like any town, the Val Verde Unit will always be the most desirable for high class homes. The prices of the Val Verde range from \$25.00 to \$500.00. Terms, 5% cash with a minimum of \$15.00 as the first payment and balance, \$10.00 per month.

Q. Between whom are contracts made for lots in the Val Verde Unit?
A. The Hawaiian Bank, one of the largest banks in the city of Los Angeles, appears as Sellers and Trustees.

Q. How can I get a lot at Eureka Villa?
A. If you want a \$150.00 lot, make

your money order or personal check for \$10.00 payable to the National City Bank, and mail to the undersigned and your contract will be immediately drawn and mailed to you to be signed.

Q. If you desire a lot in the beautiful Val Verde Unit, how can you make your contract? Will you make a minimum of \$15.00 or for 5% on all lots over \$200.00 to the Hawaiian Bank, and send same together undeposited and contract will be prepared immediately and mailed to your address.

Q. What can we get now at Eureka?
A. In Eureka we have 19 half-hourly buses to Hollywood, where a large number of cars are employed, and two daily buses to the city of Los Angeles, which are scheduled to leave Eureka Villa.

Q. How about business lots?
A. We have a large number of business lots now in process from \$385.00 to \$500.00, the terms, 5% cash and balance \$10.00 per month. I highly recommend the lots to people who are desirous to enter business in California, or who wish to sell at a big profit in the near future.

Q. Have you plenty of water?
A. Yes, we have plenty of as fine water as can be found in California, namely: Sulphur water, Iron water, Artesian water, and Salt water.

Q. What about Eureka Villa soil?
A. At Eureka Villa you will find as fine a soil as can be found anywhere in Southern California, and any place adapted to growing grapes, oranges, lemons, grapefruit, peach, peaches, melons of all kinds, radishes and all kinds of vegetables.

Q. What possibility is there for industry at Eureka Villa?
A. There is a wonderful opportunity for a great steam laundry and eating place to be built at Eureka Villa. With the water supply of the great salt water Eureka Villa, it is a great place for a large laundry. Plans are now

being discussed concerning the possibility of building a laundry that will employ at least one hundred people. On account of the fact that a town near Eureka, there is a great opportunity for a canning factory which also would employ at least a hundred people.

Q. What about Churches?
A. Eureka Villa, like all progressive movements, has not overlooked the religious development of its community. The Eureka Villa Community Church has been the genuine star to this fast growing community. Its membership consists not only of lot owners at Eureka Villa, but some of our Los Angeles citizens.

Q. What amusements are there at Eureka Villa?
A. There is a solid cement, double tennis court; large dancing pavilion, Church and school.

Q. What about schools?
A. The County of Los Angeles has a school at Eureka Villa. This school will be enlarged from time to time as the population increases.

Q. How are improvements made at Eureka Villa?
A. Twenty per cent. (20%) of the purchase price of all lots is set aside for improvement, which is to consist of grading streets, water development, electric lights, swimming pool, tennis court and club house.

Q. Who will own these improvements?
A. Every lot owner at Eureka Villa will own an undivided interest in all public improvements.

Q. Under whose supervision is this improvement done?
A. The Eureka Villa Advisory Board.

Q. What is the Eureka Villa Advisory Board?
A. The Eureka Villa Advisory Board consists of twenty of the leading business and professional men and women of Los Angeles, Cal.

Q. What are the names of the members of the Eureka Villa Advisory Board?

Sidney P. Dones, Eureka Villa, 1926 (Gilder Lehrman Institute, GLC10156 p.1)

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"Eureka Villa"

When I've seen the world's great wonders,
When I've known the art of gold,
When I've seen the sunny Southland,
When I've panned the Yukon's gold;
Then I'll face the glowing sunset,
On the coast that calms the sea,
And I'll bid you Eureka Villa,
Where all nature breathes of God.

Where the sun is always shining,
Over vale and mountain glen;
Where a love for one another
Lies within the hearts of men.
Every breeze is perfume laden,
Beauty shows in every rod,
Glad in sunny Eureka Villa,
Where all nature breathes of God.

Where I've toiled o'er life's long highway,
And my tired and weary frame,
Cold and lifeless, waits to go back
To the dust from whence it came;
Take me out where golden poppies
Raise their heads above the sod;
Plant me deep in Eureka Villa
Where all nature breathes of God.

—Sidney P. Dones.

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HERE IS HOW TO BUY A LOT

Eureka Villa Improvement Assn., Inc.,
1720 Central Avenue,
Los Angeles, Cal.

Gentlemen:

I am herewith enclosing money order or
personal check for \$..... as a first
payment on a lot in Eureka Villa. I have
purchased a number from the price list en-
closed in the pamphlet you sent me. The
number of the lot is..... The price
is \$.....

Name.....
Wife's Name.....
Address.....

Be sure and state whether married or
single and write full name plainly.
Chicago Office:
Cary B. Lewis, Mgr.,
8423 Indiana Avenue,
Chicago, Ill.

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estate is so high that hundreds of peo-
ple will never be able to own a home
in Southern California.

2. Because there is absolutely no re-
sult in Southern California where
members of our group are welcomed.

3. Because our children are entitled
to a place in the great open spaces
where they can play and have fun un-
restricted by race prejudice and op-
pression.

4. Because the women of our group
should have the same opportunity of
feeling by Country Clubs and resorts
owned by the other people to their
women.

5. Because land is scarce in Southern
California and after Eureka Villa is
founded, we shall have an oppor-
tunity to buy lots at the Eureka Villa.
can buy lots at Eureka Villa.

6. Because we must prove to the
world that we are capable of develop-
ing something of our very own.

7. Because the lots that you buy at
Eureka Villa, now, no doubt will sell
for many times what the present
prices are.

8. Because the best investment on
earth is Southern California real es-
tate.

Finally, let me say, members of our
group, I stake my reputation for fairness,
honesty and loyalty to my race on this
statement; that I believe Eureka Villa of-
fers the greatest opportunity to invest a
few dollars and get any place in the wide,
wide world.

I hereby certify that all the statements
contained in this little pamphlet are true
to the best of my knowledge.

SIDNEY P. DONES, President,
Eureka Villa Improvement Assn.,
1720 Central Avenue,
Los Angeles, California.

Subscribed to before me this 14th day
of January, 1926. V. M. Cole,
Notary Public,
In and for the County of Los Angeles,
State of California.

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A. Sidney P. Dones, President; J. C.
Banks, U. S. Customs Service, Vice-
President; Ernestine Davidson, Secre-
tary; J. B. Bass, Editor California
Eagle, Treasurer; Rev. Dr. E. E.
Dwyer, Chairman, Public Welfare
Committee; F. M. Roberts, Assem-
blyman, Los Angeles, Editor, for
Eureka Villa, Dr. S. D. Collis, Wood Wilson,
Evelyn Bennett, Felix Waugh, C. H.
Jones, Dr. Emily Childress, Rev. V. M.
Cole, Chairman, Light and Water
Committee; George Cuthbert, Street
Committee; Dr. Wm. B. Humphrey,
Chairman, Health and Sanitation
Committee; William Shelton, Chair-
man, Building Committee; and Mrs.
Virginia James, member of Building
Committee.

Q. What about oil rights, and do you
think there is oil at Eureka?

A. When you buy a lot, all oil rights go
to you. There is an oil company now
offering to sell for \$100,000 the oil
rights to the Eureka Villa. I really and truly
believe not only that there is oil at
Eureka, but I believe the people who
buy lots now, at least some of them,
will make a fortune within the next
five years from oil. With this belief,
I closed a deal recently, for \$1,000,000
worth of lots in the Val Verde Unit,
and I hope to buy more lots as soon as
I am able.

Q. What Oil Company has offered to buy
oil leases at Eureka Villa?

A. The Courtyard Petroleum Company,
The Courtyard Petroleum Building,
714 West 10th Street, Los Angeles,
California.

Q. How is Eureka for a health resort?

A. I believe that Eureka is the healthiest
spot in California. It is high and dry,
free from whatever is harmful for
people suffering with Tuberculosis,
Asthma, Rheumatism, Stomach trou-
bles, a few months at Eureka will help
them and may be the means of pre-
longing life for many years.

Q. Is Eureka Villa a necessity?

A. Yes.

Q. Why?

A. I. Because the price of close in real

Sidney P. Dones, Eureka Villa, 1926 (Gilder Lehrman Institute, GLC10156 p.2)