

DIRECTORY

Palm Springs and Desert Area

REAL ESTATE DEALERS PALM SPRINGS

ANDERSON, GUY & RAY TERRY	2064
773 N. Palm Canyon Dr.	
BANK, ELLIOTT M. & ASSOCIATES	2883
503 N. Palm Canyon Dr.	
BASSETT, CLINTON	7133
601 E. Andreas Rd.	
BECKLEY, BENTON	7478
Opposite George's Steak House	
BELYEA, MARIE	2817
343 N. Palm Canyon Dr.	
BORREGO SPRINGS CO.	3666
8 The Plaza - 2793	
BURKET FEEKINGS & VEITH	
7053 - 754 N. Palm Canyon Dr.	
CAMERON, DON	1091
Rancho Mirage Hiway 111	
CREE, RAYMOND	8444
285 N. Palm Canyon Dr.	
EMMONS REALTY CO.	7882
238 S. Highway 111	
FOSTER, H. H. ASSOC. INC.	
3555 - 101 N. Palm Canyon Dr.	
FOUTZ, RUTH	2216
443 N. Palm Canyon Dr.	
FULTON, MURIEL E.	2226
482 N. Palm Canyon Dr.	
GRILL, ERNEST, JR.	6666
344 N. Palm Canyon Dr.	
HAGER BELL B.	4873
122 S. Indian Ave.	
HICKS, HAROLD J.	2736
813 N. Palm Canyon Dr.	
HILLER, RAY	2957
444 N. Indian Ave.	
HYDE, CORA BELLE	5101
290 N. Palm Canyon Dr.	
ISRAEL, ADOLPH	2981
507 N. Palm Canyon Dr.	
JAMES, MARTHA	7876
457 N. Palm Canyon Dr.	
KAGNA, A. L.	
278 S. Palm Canyon Drive	
MATHEWS, CHARLES	2772
463 N. Palm Canyon Dr.	
MATLOFF, BESS	3191
235 N. Palm Canyon Dr.	
MILLER, FRANK W.	2929
428 N. Palm Canyon Dr.	
MUNHOLLAND & CO.	3673
431 N. Palm Canyon Dr.	
NARDONI, AUGUST M. CO.	
Realtors	2781
380 N. Palm Canyon Drive	
NICHOLS, CULVER	2182
861 N. Palm Canyon Dr.	
OLMAN, GEO. REALTY CO.	
2906 - 457 N. Palm Canyon Dr.	
ROSE, DAVE	2844
Palm Springs Investment Co.	
252 N. Palm Canyon Drive	
PALM SPRINGS RLTY CO.	
2832 - 260 N. Palm Canyon Dr.	
RANSOM & HINKLE	3666
The Plaza	
REID, WADE & BECK	4771
311 S. Palm Canyon Dr.	
ROCKS, MADGE O.	7375
1441 E. Ramon Road	
SHEPTENKO, PETER B.	7266
475 N. Palm Canyon Dr.	
STERN, I. C.	2814
465 N. Palm Canyon Dr.	
SENTINEL RLTY CO.	2907
315 N. Palm Canyon Dr.	
TAHQUITZ RIVER ESTATES	
7534 - 850 S. Palm Canyon Dr.	
VENGER, LEWIS	9084
226 N. Palm Canyon Drive	
CATHEDRAL CITY	
ARNER, SAM D.	1181
BLAKELEY, M. H.	1493
HILLERY, WILLARD R.	1157
(Dial 2721 for above)	
DESERT HOT SPRINGS	
COFFEE, L. W.	DHS 121
3 W. Pierson Blvd.	
COVEY, C. C.	DHS 256
W. Pierson Blvd.	
HULME, HENRY M.	DHS 106
17 N. Palm Drive	
SMITHWICK, CONSTANCE	
DHS 337 - 110 W. 6th St.	
PALM VALLEY AREA	
RANCHO MIRAGE TRACT OFC.	
1096 - Rancho Mirage Hwy 111	
PALM DESERT CORP. TRACT	
OFc.	Indio 7532
Highway 111	
PALM VILLAGE LAND CO.	
Highway 111	Indio 7537
PALM DELL CORPORATION	
Palm Dell - Hwy. 111	
SAN GORGONIO PASS	
Banning	
BANNING REALTY CO.	4044
68 S. 1st St.	
CHAMBERS & CHAMBERS	575
111 N. San Geronio Ave.	
HICKEYS	2643
65 N. San Geronio Ave.	
MURIEL E. FULTON	4934
Guy Sartin, Assoc.	
156 N. San Geronio Ave.	
STOWELL, FRANK	4523
181 W. Ramsey St.	
STROUT REALTY CO.	2483
977 W. Ramsey St.	
THOMPSON, ROSE	4645
55 N. 1st St.	
Beaumont	
FUNK, J. DREW	2151
284 W. 5th St.	
GRANT, LEWIS N.	2744
399 E. 6th St.	
MELLOR, CARL	2834
660 Beaumont Ave.	
STROUT REALTY CO.	3413
214 E. 6th St.	

The Desert Sun REAL ESTATE SECTION

All the News, Announcements, and Advertisements you'll want to follow in each issue of the paper, reporting the development of the great Desert Empire surrounding Palm Springs—showing new developments, improvements, sales and offers for sale—of the Improved Properties, Ranches, and Acreage in this, the Fastest Growing Desert Area in the Great Southwest.

Building Record Nears 3 Million

June Total Moving Up With New Homes Begun

Although the building permit for the new high school buildings, expected this month, may not come in, June, 1948, will still be close to the \$560,000 mark in construction work, P. M. Swart of the city building department said yesterday.

As of close of business Friday for the week-end holiday, permits for June totalled \$385,380. This brought the total for the year to date to \$2,873,572, well above the half-year mark last year.

Permits for two dwellings and a three-unit apartment were issued last week.

Real Estate Brokers Going Back to School

A preparatory course for real estate brokers' and salesmen's license examinations is scheduled to be started at 7 p. m. tomorrow at the University of California extension, 815 S. Hill. Ivan A. Thorson will be the instructor. The course has been announced as the final one of the kind at the US extension classroom this school year.

Thirty-six of Idaho's 44 counties contain minerals of commercial importance.

BEAUTIFUL VIEW LOCATION

New 2-bedroom with 2 baths. Builder and construction second to none. \$27,500

\$16,500, no more, no less Easy terms. A real Palm Springs 2-bedroom home, patio walled, fireplace, air conditioned. Well furnished and complete in every detail.

Let us show you a 6-unit court that will be sold at a figure that will surprise you!

A choice located resident lot at \$2500. 100x125.

For Better Buys Always See

Frank Miller

REALTOR
Associate ARCH NOBLE
Realtor
428 N. Palm Canyon Dr.
Phone 2929

Dos Palmas Tract

is pleased to announce, that Miss Era Franklin, art teacher for the public schools in the Palm Springs area for the past 13 years, is the owner of one of our beautiful homes and is very busy landscaping the same.

For \$4550 you too can own one of our homes that are ready to move into.

Electricity, gas and plenty of soft water from our well, installed and paid for. Also paved streets. Drive out Indian Avenue to Highway 99, jog and continue north 1 1/2 miles to Dillon Road then turn east 2 1/2 miles to tract office at Palm Drive. Nine miles north of Palm Springs.

Dos Palmas Tract

EARL F. BRIZENDINE
Exclusive Selling Agent
P. O. Box 179, Palm Springs

Pioneertown

Expansion Announced At Resort in Hills

Pioneertown, mountain community about 60 miles from Palm Springs, has recently added 12,000 acres to its original holdings of 13,000 acres and is opening its third subdivision.

Executives of the Pioneertown corporation also have announced that a utility company will bring in electrical power lines within the next 60 days to replace the corporation's own generating plant.

VA Announces New Approval Methods

"The Veterans Administration has revised its appraisal procedure to provide VA regional offices with a firmer control over appraisals of reasonable value on home properties sold to veterans through GI loans," VA has announced.

The revised procedure, effective recently, includes a new feature whereby the veteran who contemplates buying a home will be advised by the appraiser of any major deficiencies found to exist in the property, it was stated.

Applicable in the case of all houses appraised as completed dwellings, as distinguished from housing built under VA or FHA inspection, the plan calls for direct assignment of appraisers by VA. Upon completion of the assignment, the appraiser will submit his report to the VA, together with a letter, if necessary, addressed to the veteran concerned, outlining such major deficiencies as may have been observed by the appraiser. VA will forward this letter and a copy of the certificate of reasonable value to the veteran after review and approval of the appraisal report.

To San Quentin

Francis W. Henkles wanted by local police as a suspect in a burglary, was convicted of a similar charge in Los Angeles this week and sentenced to San Quentin, it was reported.

The total income for the United States rose from \$76 billion in 1940 to about \$160 billion in 1945.

Five Beautiful
Rental Units
Completely Furnished
Each With Bedroom
\$26,250 Cash and
Balance Easy

Tennis Club District
3 Bedrooms, 3 Baths
Furnished
\$29,500

Las Palmas Estates
3-Bedroom, 2-Bath Home
Has That New Look
Patio - Fireplace
Irrigation Water
\$34,500

In That Protected Area
3 Bedrooms, 2 Baths
and Guest House With Bath
Hardwood Floors - Heat
Extra Lot
\$42,000

MUNHOLLAND & CO.

431 N. Palm Canyon Drive
Phone 3673
CHET HOOBER
CHARLOTTE BRIDGMAN
Associates

Attention Guest House and Apartment Owners!

Refined business lady, Palm Springs resident 10 years, wants to lease guest house or apartment by season or year; centrally located, must be clean. Accustomed to pleasant surroundings. House occupied three years has been sold. References gladly furnished.

FILE NO. 14, c/o THE DESERT SUN

Home Building to Set New Records

NAHB Reports Sharp Increase in Construction

New records for home building are in sight again this year, the National Association of Home Builders reports.

The number of new houses put under construction the first part of this year have outstripped all comparable periods, the Association says. Basing its figures on official Bureau of Labor Statistics reports, the builders estimate that some 357,000 new homes were put under construction in the first five months of 1948.

Starts have increased rapidly since the first of the year. The figures are:

January, 50,000; February, 47,200; March, 70,000; April, 90,000 and May, 100,000.

The swift pace is 25% ahead of last year's record-breaking output. Last year, the remarkable 1,000,000-houses-a-year rate was not attained until fall months.

This year it was reached in April, according to the NAHB report.

With the speedup of construction, new houses in substantial volume are being delivered now, with completions rapidly accelerating through the summer months, it was stated.

National Realty Association Head Is Optimistic

Entire real estate outlook healthier, with building costs up and possibly headed higher, and with residential shortage still acute.

These are brief summations of main points in a cross-nation report by John J. Wagner, president of the National Association of Real Estate Brokers.

Other points include larger used homes in good demand, commercial properties sought for investment, but few available and office building space tight.

Wagner also noticed mortgage lenders more selective, with shorter terms. He found more selling effort essential.

He reports a startling change in the public outlook toward real estate. An undercurrent of pessimism and doubt, which slowed business at the start of 1948, appears to be reversed.

The national preparedness program, believes Wagner, has brought a "new look" to real estate, with prospects for stabilized demand and a high price level seemingly assured for some time.

Demand for new homes, he reports, exceeds that of existing dwellings, with high costs on new construction keeping prices up on existing dwellings.

More Trouble

Joe West Accused of Failure to Register

Joe West, negro, 47, who tangled with the law not more than a month ago when he was accused of wielding a gun in a threatening manner, was in trouble again this week.

Picked up by Police Officers John Henra and Ted Green Sunday morning on suspicion of selling intoxicating liquor to Indians, he was finally booked for failure to register as an ex-convict. Although West denied he had ever served time as a felon, FBI reports revealed that he was an inmate of a Louisiana state penitentiary where he served time on a grand larceny conviction.

"Hello, are you Harry?"
"Not especially, lady, but I'm far from bald."

11 Public Camps Open in Mountains

Riverside County, State Provide for Summer

Eleven public campgrounds in the San Jacinto Mountains are now open for summertime use. Seven of the camps are located on Forest Service lands. The remainder are divided evenly between Riverside county and State Park.

The Forest Service camps are located mainly near the Banning-Idyllwild highway. One of the camps, Pinyon Flats, is at the 4000 foot level on the Pines-to-Palms highway, 15 miles east of Lake Hemet. There is house trailer space. Another Forest camp is established in Tahquitz Valley, at an elevation of 8000 feet. This area is limited to primitive camping only, and can be reached only by trail.

THE BANNING HIGHWAY camps are equipped with restrooms, stoves, tables, and fresh water. They range in elevation from 5900 to 7600 feet. Only the Pine Flats camp is suitable for house trailers. All camping is restricted to a 30 day period, except Dark Canyon. Because of the heavy use at this location, camping is limited to 14 days.

Riverside county maintains two camps. One is located at Idyllwild, and the other at Hurkey Creek, eight miles southeast of Idyllwild on the Pines-to-Palms highway. Elevation is 5300 at Idyllwild, and 4500 at Hurkey Creek. There is ample trailer space at both camps.

STATE PARK facilities are confined mainly to the 13 acres in Idyllwild. This camp is equipped for picnics. There is a fee for this camp. According to State Ranger Bill Weatherbee, the state camp at Round Valley, in the high backcountry, is still in the process of construction. It is limited to primitive camping.

Pay, or Else—

Autoist Fined \$100 Or 50 Days in Jail

Eufencio Montes, pleaded guilty in Judge Eugene E. Theriault's court to a charge of operating a vehicle while drunk and was sentenced to pay \$100 or serve 50 days in county jail. His driver's license was suspended for 90 days.

The judge gave Montes until July 2 to pay the fine, or go to jail.

CLASSIFIED ADS—PHONE 2249

Water, Water Water

Acreage on Dillon Road across from B-Bar-H Ranch adjoining Dos Palmas Tract. Also on Palm Drive between Dos Palmas Tract and Desert Hot Springs. This property contains 520 acres and will be sold in tracts of 40 acres up. Water from our 700-foot well goes with the property.

Paul Dervaes

Office—Dos Palmas Tract
Residence—Two Bunch Palms
Owner and Developer

EARL F. BRIZENDINE

Exclusive Selling Agent
Dos Palmas Tract
Palm Drive and Dillon Road
For Information Drive to
Tract Office or Write—
P. O. Box 179, Palm Springs

What Goes on in Palm Valley

By DON CAMERON

In the Times this week are some Palm Valley folks' pictures and stories of their doings. In the Monday and Thursday numbers were pictures of Bill Reichel taken at the Republican convention in Philadelphia. The two Bills, Reichel and Knowland are to be congratulated in making our Governor the next Vice President of the United States. Earl Warren has visited the valley as Governor and now we may have the honor of having him visit it as the Vice President.

Already prominent in many civic minded activities, Mrs. Milton Mauzy has been appointed supervisor of the speaker's bureau of the women's auxiliary of the Memorial Medical Center of California. I saw husband Milton at their newly opened El Rancho Mirage apartments. Before showing me through these up-to-the-minute units he explained to me how he and Lee Miller were landscaping the place to conform to the desert atmosphere, using many of the native plants from Ted Hutchinson's Desert Nursery. I showed him the picture of the missus—quote "That's nothing—I've forgotten how many of those important things she has done already."

RANDALL HENDERSON is moving his Desert Magazine July 1st from El Centro to the forty acre site at Palm Desert. The Indian Pueblo building designed by Harry Williams ties in with the ideas that Randall has long been upholding in his magazine and which is now getting wide recognition in architecture. A novel feature of the interior is the original Indian design stamped into the cement floor in a rhythmic design of pattern. Carved beams and soft fluorescent lights carry out the lack of harshness of the pueblo design. Practically completed is the beautiful new highway curve east of Cathedral City eliminating the narrow death turn we have all disliked so much.

THE FIRST WEDDING to take place in Rancho Mirage was at the home of the Mayson Shoulers June 18 on Rancho road when Barbara Jean Shouler and Gilbert Buck of Palm Springs were hitched up by the reverend James Blackstone. Joyce Buck was bridesmaid and Gene Johnson stood with Gilbert.

Down from San Francisco Mrs. Bill Boyken with her sister Miss Bertha Reed and daughter Mary who just graduated from Burlingame high and going to Smith this fall. Who should she be seen with at San Souci, George's, Palm House, Dunes, Shadow Mountain

Club pool, etc., but our own Petey Harper with all the ultra-sophistication of a Northwestern Sophomore. Home at the Ed Ewart's for the summer from Winslow, Arizona high, nephew Jack Curtis. Young Ed Ewart enrolled for the summer session at Southern California last Monday. In to say hello and quench their thirst, Desert Rat Harry Oliver, Phil Delano on his way to Idyllwild, Rudy Heimark with his fancy new truck all covered with Eastside signs had his horses in the trailer for the mountains, Axel Linus with his friend Nils Victor, prominent Long Beach restaurant owner.

OFF TO CRESTLINE for a few days Dr. and Mrs. Claude Church. Driving to New York Mrs. Ron Button with Ronnie and Barbara. To Saint Paul, Minnesota Don and Betty Hoggan minus Topper who will follow by air express when the pups are old enough to be left. Out of the Coachella Valley hospital Sunday Bunny Steele. She plans to loaf for two weeks with her mother in Palm Springs before going back to work.

Swimming almost daily in the Rancho Mirage pool Mrs. Orville McCarty with Jimmy and Billy, Mrs. Hans Hansen and daughter Karen.

No smog and cool nights is keeping many of our friends here for the free and easy summer season.

A motorist in Vermont noticed that a farmer was having trouble with his horse. The nag would start, trot sadly for a few yards, stop, start again, go for a few yards, then stop again.

The farmer then would have to speak sharply to the poor horse, which seemed reluctant to go again.

The motorist finally pulled up alongside and asked: "What's the matter, mister, your horse sick?"

"No, he ain't, stranger."

"Is he balky?"

"He ain't that neither. It's just that he's afeared I'll say 'Whoa' and he won't hear me. So he stops every few yards to listen."

FOR CALIFORNIA LIVING

Typical example of fine contemporary architecture is this new unfurnished residence. On a large corner lot in a protected area. There are two bedrooms, each with its own bath; large living room with flagstone fireplace and large plate glass view window; beautiful tiled kitchen and completely air conditioned. Priced right, this is one of the best values in Palm Springs today. Shown by appointment.

Ransom & Hinkle Realtors

Walter McManus William Boggess
Arthur Greenfield

THE PLAZA PHONE 2793



Palm Springs' Finest and Largest
Real Estate Office

LOTS
Large Residential Lot in Rancho Royale
Outstanding Value
\$2750
In popular Tennis Club neighborhood—
Fine Residential Location
\$7500

HOMES
BEAUTIFUL DESERT MODERN, WITH
POOL. Outstanding three-bedroom home,
finest construction—three tile baths, tile
kitchen, spacious rooms, unusually large
closets, asphalt tile floors, overhead cooling,
unit heat and steel sash throughout.
Completely furnished—stunning, practical,
custom-made! Grounds beautifully landscaped
and walled. Large patio and pool—heated and filtered. \$52,500.

INCOME
MODERN FOUR UNITS—Exceptionally
well built. Beautifully furnished. Large
grounds with a frontage of 300 feet—room
for 26 more units and swimming pool.
Price has been reduced from \$40,000 to
Only \$31,500
for Immediate Sale

PETER B.
SHEPTENKO
475 N. PALM CANYON DRIVE
7366—Phone—2814
OPEN
AS USUAL
ALL SUMMER

PIONEER REALTY COMPANY OF PALM SPRINGS

SEE THE DESERT SUN CLASSIFIED PAGES FOR MANY OTHER REAL ESTATE LISTINGS