

LOS ANGELES, CAL., SUNDAY MORNING, JANUARY 15, 1905.

REAL ESTATE IS IN ACTIVE DEMAND

NEW HOLLYWOOD ADDITION BEING PREPARED

Deals Reported in the Semi-Business Section—Central Avenue and Fourth Street Command Attention

When the conditions in the Los Angeles real estate market are considered the belief is perfected that a healthful period now prevails. Demand for all classes of property has remained at the point where investors are making close inquiry, and this led to some favorable deals being closed during the past week.

The taking over of lots in subdivisions still is active and many of these plottings have been closed out, and the selling agents are preparing for others that will soon come in the market.

Among this class of property a new subdivision in Hollywood is attracting attention, comprising sixty-nine acres in the heart of that popular residence suburb, a few blocks remote from the city hall and one block north of the exquisite home of that gifted painter, Paul de Longpre. This is a slightly place and is owned by George E. Hart & Co., who have graders at work reducing the land into 275 lots, some of which will be sixty feet and some seventy-five feet front, with depths varying from 150 to 200 feet.

Another sale that shows the trend of value is that reported by Charles M. Stimson and Ulysses S. House, who have purchased from W. A. Polkington, through James Cook, of the Adams Street Building company, a lot on the southeast corner of Central avenue and Twenty-fifth street. The lot fronts 205 feet on Central avenue and 150 feet on Twenty-fifth street.

A favorable residence purchase is reported by Althouse Brothers, by which W. W. Hadley has sold to A. E. Britton, a two-story ten-room frame residence at 1125 West Thirteenth street. The lot is 100x140 feet, for a consideration of \$11,000.

When it comes to semi-business property the sales include those reported by M. B. Merwin, the leading one being for George Belsner, who has sold a local investor 50x115 feet in the west side of Crocker street, between Fifth and Sixth streets, for \$2500.

Among the other deals closed by W. B. Merwin, the following lead in point of interest: Ella Cassasa to Rosa Phillips, a lot on the south side of East Ninth street, west of Central avenue, 49x135 feet, improved with a seven-room cottage, for a consideration of \$6000.

Emily Mitzner to Helen Bushnell, 30x110 feet on the east side of Crocker street, between Fifth and Sixth streets, that is improved with two cottages, for a consideration of \$4800.

W. H. Clune to Ella Cassasa, a lot on the east side of San Julian street, about 160 feet south of Fifth street, 30x135 feet, with nominal improvements, for \$5000.

Another sale of interest is that of Miss Katherine Norton, who sold to Mrs. Della Gilman, through the C. J. Heyler company and W. I. Hollingsworth & Co., 50x102 feet on the south side of East Fourth street, between Wall and San Pedro streets, for \$12,500.

Two Good Sales Milton Metzler has sold to James A. Cashion, through McGarry & Co., a vacant lot, 60x165 feet, on the west side of Figueroa street, between Fourth and Fifth streets; consideration \$7500. This lot is a part of the school property held by Metzler & Son, and was bought for improvement.

Milton Metzler has sold W. H. Jenkins, through the George M. Haines agency, a double house at 811-813 Orange street for \$16,000. This deal has been pending for some weeks and has just been closed.

Two New Additions C. P. Randolph has signed a contract with Strong & Dickinson to do the grading and complete the improvement of a new tract of thirty acres lying in the warm belt, between Highland and Santa Monica avenues and the Hollywood and Colegrove electric car lines. The tract is 1500 feet south of the Hollywood hotel, and within 500

FRATERNAL BROTHERHOOD BUILDING TO BE DEVOTED ONLY TO LODGE PURPOSES



ERECTED IN LOS ANGELES AT A COST OF ONE HUNDRED THOUSAND DOLLARS FOR SUPREME OFFICES OF THE ORDER

The imposing three-story frame and plastered building, that occupies a wide lot on the northwest corner of Figueroa and Lincoln streets, was erected by the Supreme Lodge of the Fraternal Brotherhood, at an outlay of about \$100,000. This is the only fraternal insurance organization that has its headquarters in Los Angeles. The officers are: supreme president, C. P. Dandy; supreme secretary, E. A. Beck;

supreme treasurer, William Mead, president of the Central bank; supreme attorney, Robert W. Bulla; supreme medical examiner, Dr. W. W. Hitchcock. The Brotherhood has 24,000 members in eleven western states, comprising the coast district, 5000 of whom reside in Los Angeles. The new home building in which all of the policy holders have an interest, stands as an ornament in the city, and as stated is the only fraternal insur-

ance structure in the city. On the first floor is a large banquet hall and complete kitchen conveniences, besides a space set apart for the fraternal printing office and for storage. The second floor is used for the supreme lodge offices, all of which are nicely arranged and tastefully finished. There are three lodge rooms, parlors and ante-rooms on the third floor. The largest room is known as Alhambra hall, 67x47 feet, with a stage at the

rear 20x47 feet. This hall is fitted with Moorish effects, showing a cove ceiling and many bright colors. The other divisions are known as the Maple hall and the Oak hall. Eight separate lodges of the Fraternal Brotherhood hold meetings in the building, and the halls will be leased to other lodges. The informal opening of the building occurred yesterday. The reception being held from 2 to 8 p. m., followed by a grand ball.

feet of the Hollywood high school building lately completed at a cost of \$60,000. Contractor Randolph will receive \$10,000 for the tract improvement. The streets will be broad and well oiled and concrete walks will be laid. The mountain water provided for the tract is said to be the best to be had in Southern California.

Similar improvements for a new tract near the Spaulding tract, at the western limits of the city, are to be made at once by the Los Angeles Improvement company. Thirtieth and Thirty-first streets run through this new addition.

Southeast Sale Carl Pauly has sold George Sayles, through Kroessen Brothers, 40x134 feet on the west side of Fifty-fourth street, between San Pedro street and South Park avenue, directly opposite the new repair shops of the Los Angeles Railway company, for \$1300, upon which the buyer will erect a store building.

Lots in Tracts Sold William Elsey & Co. have sold a number of acres, which were subdivided into lots, near Avenue 56 and New York street near Highland Park, and adjoining the city limits. Cottages are dotting the tract, and it bids fair to become a lively community in the near future, lying as it does in the pretty New York valley, just north of Highland Park. Among the buyers are: J. Sinclair, W. W. Elliott, G. Hoyt, R. Erskine, A. Thompson, J. Stone, Roy White, F. Dixon, R. Crawford, L. Marto, F. Crawford, J. H. Miller, C. Reed, J. R. Braxton, C. Newman, J. Lafferty, A. P. Hines, H. J. Reynolds, A. R. Hoffman, C. Chadwick, J. Thompson, J. Chamberlain, H. Laws, E. Cahill, G. Hart, M. Perry, S. Greiner, P. Bell, J. Hoffman, A. Porter.

Residences Prove Popular Althouse Bros. report sales as follows: L. J. Daniels to E. E. Bateman, a two-story nine-room frame residence, 405 North Thirty-third street, lot 50x150 \$5500, bought for a home. A. W. Kinney to E. G. Callender, an unimproved lot, 78x150 feet, on the northeast corner of Alvarado street and Westlake avenue, \$2800, bought for improvement.

Lots Sold in Tracts Strong & Dickinson report sales as follows in various tracts: In Crenshaw's Arlington Heights

Buy Now ... Good Lots

Huntington Beach

And Watch It Grow

Angeleno Heights Sale Demand for Angeleno Heights property is shown by the sales reported by Charles M. Stimson. These embrace lots 6 and 7, block 19, to J. P. Steffen, for \$1000, in exchange for ten acres of land, being lot 4, block 5, Riverside Tract.

Also to Anna Sophia Anderson, lot 57, block 31, Angeleno Heights, 50x110, on Everett street, \$1500.

Also to Ruby Z. Raymond, lot 22, block 31, Angeleno Heights, on the same street, \$500. These lots lie on

the top of the hill near the old reservoir site. To Gustav B. Thomas, lot 23, block 22, for \$400.

Many Lots Sold Charles M. Stimson reports a lively business in real estate and that he has sold to John Buchanan, lot 12, Metropolitan Tract, Val Verde street, for \$250.

Also to Amos Speck, lot "D," New York avenue, Garvanza, for \$2000 for investment.

Also to Alma Boyer, 36 feet on Fourth street, portion of lots 14 and 15, block "T," of the Mott Tract, \$2500; bought for a home.

Also to Humphrey Morris, lot 26, block 2, Dorr's Subdivision of Verdendale, \$400.

Also lot 8, block "F," Fort Hill Tract, a plot of ground at the junction of Hill street, Broadway and Sunset Boulevard; consideration \$4000. The purchaser will erect a large rooming house upon the property.

Sales in Tracts The Home Realty company report sales as follows for the week: In East Ocean Park tract—To Annie Lowenberg, W. J. Youmans, Catherine G. Senter, John T. Sunney, Catherine E. Tehan, Lucy Grover, Carl H. Hoyt, M. J. Warnecke, Charles S. Moyt. The lots sold at \$250 to \$700 and sales aggregating \$3550.

South Park avenue Home Tract—To Frederick A. Casselman, Ira J. Sweet, James E. and John T. Wakefield, James R. Kershaw, Harry Keplinger, Mathew Reiter, Michael Tierney. Lots sold at \$450 to \$600, sales aggregating \$4200.

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THOUSANDS FOR CONSTRUCTION

JANUARY SHOWS REMARKABLE PAIR OF HEELS

Month Sets a Striking Pace When Past Periods Are Considered. Many Elegant Structures Are Planned

Record working days in the building activity are still in evidence. January, so far, is showing a lively gait. In the first eleven working days of the month 304 permits have been issued that call for an expenditure of \$516,480. During last week 158 permits to erect buildings were granted, carrying a value of \$236,930. This exceeds the record for even dates in 1904, and demonstrates that the expansion of Los Angeles is persistent along the lines of common sense growth.

Building in January The results of building during January so far are fully detailed in the summary that gives values and classifications officially supplied by the building superintendent. The data are as follows:

Table with columns: Structures, Permits, Value. Rows include 3-story brick building, 2-story brick buildings, 1-story brick buildings, 2-story frame buildings, 1 1/2-story frame buildings, 1-story frame buildings, Frame Flats, Sheds, Brick alterations, Frame alterations, Apartments and tenements, Churches. Grand totals: 304 permits, \$516,480 value.

Building by Wards The following tabulation indicates the building that was planned during the past week in the various wards of the city:

Table with columns: Ward, Permits, Value. Rows include First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth. Totals: 158 permits, \$236,930 value.

January Permits Issued Last week was prolific in the issuance of building permits. The following lead in point of interest and indicate the prevailing activity.

J. R. Powers, a two-story frame, 1645 West Twenty-fourth street, \$2000; J. R. Powers, builder.

L. Hafen, 625 East Eighth street, a one-story frame, 770 East Eighteenth street, \$2100; Mrs. Burgbacker, builder.

J. A. Walberg, 928 East Twenty-second street, a two-story frame, 936 East Twenty-second street, \$2000; Morris Building company, builders.

J. W. Walberg, a story and a half frame at 402 West Avenue 66, \$2300; Morris Building company, builders.

A. G. Huck, 1005 West Thirty-ninth street, a story and a half frame at 1334 West Forty-first street, \$2000; A. G. Huck, builder.

E. Baker, a two-story frame, west, South Forty-first street, \$2385; Thomas Rutland, builder.

T. J. Woods, a one-story frame at 5719-5721 Pasadena avenue, \$2350; Hudson & Monsell, architects; Boyden & Crawford, builders.

E. Rudolph, a two-story brick at 2100 Downey avenue, \$5400; Lester C. Moore, architect; J. C. Halsey, builder. Eliza Miller, 1106 Jasmine street, a

story and a half frame at 1615 Wilton Place, \$3000; John Gusman, builder. Charles R. Hadley, a two-story frame; \$7000; Hudson & Monsell, architects; W. W. Doan, builder.

Edward H. Conner, a two-story frame at 1505 Manhattan place, \$7000; Edward Missen, architect; D. F. Anderson, builder.

Mrs. C. Lofgren, 1031 Byron street, a two-story frame at 2500 West Ninth street, \$3000; Charles A. Lofgren, builder.

Wesley Clark, a two-story frame between Pico and Tenth streets, \$30,000; Hudson & Monsell, architects; P. C. Mulford, builder.

The Washington Investment company, a two-story brick at 1900-1912 San Pedro street, \$15,000; Train & Williams, architects; P. A. Mulford, builder.

Charles A. Wickes, 847 East Twentieth street, a two-story frame at 2903 Brighton avenue, \$3000; G. E. Voelkel, architect; Bradley & Hughes, builders.

George A. Rector, 730 South Figueroa street, a two-story frame at 1132-1134 West Eighteenth street, \$3500; George H. Rector, builder.

J. M. Stagers, 133 West Forty-sixth street, a two-story frame at 3689 South Main street, \$2750; J. M. Stagers, builder.

C. W. Jencks, 1368 East Forty-eighth street, a one-story frame at 1368 East Forty-eighth street, \$2000; Chauncey Smith, builder.

Charles Stedman, a one-story frame at 1241 Kensington road, \$2150; Will & Sam Loemen, builders.

Arthur Letts, 401 South Broadway, alterations to a three-story brick at 401 South Broadway, \$10,000; Fred Dorn architect; Julius Hall, builder.

George W. Alexander, 927 West Thirty-ninth street, a two-story frame at 830 West Thirty-eighth street, \$2900; George W. Alexander, builder.

H. W. Wilson, 1357 De Long avenue, a two-story frame at 1107 Arapahoe street, \$2200; H. W. Wilson, builder.

Robert Hale, Jr., 2323 South Grand avenue, a two-story frame at 615 East Twenty-third street, \$2500; Robert Hale, Jr., builder.

E. F. Lane, 2223 Romeo street, a two-story frame at 2221 Romeo street, \$2500; E. F. Lane, builder.

W. T. Dalton, 1900 Central avenue, a one-story brick at 1901 Central avenue, \$2000; L. McKinnon, builder.

M. C. Gafford, a two-story frame at 1610 West Twenty-seventh street, \$4000; M. C. Gafford, builder.

Tyler & Co., a two-story frame at 1841 West Adams street, \$2800; F. M. Tyler, architect; Tyler & Co., builders.

Fred A. Day, 720 Rampart street, a two-story frame at 719 Rampart street, \$3350; F. M. Tyler, architect; J. W. Baker, builder.

Mrs. Carrie L. Smith, 1206 West Thirtieth street, a one-story frame at 1427 West Twenty-fifth street, \$2000; George W. Smith, builder.

Union Warehouse, 415 North Main street, a one-story brick at 903-913 East Main street, \$4000; Earl F. Low, builder.

Frank J. Honig, 3641 South Grand avenue, a one-story frame at 3648 South Grand avenue, \$2000; F. J. Honig, builder.

Minnie Stokes, 335 West Twenty-eighth street, a one and one-half-story frame at 2817 Normandie street, \$2000; M. F. Stokes, builder.

George W. Rector, 730 South Figueroa street, a two-story frame at 717-719 Hartford street, \$3200; George W. Rector, builder.

Farming on a gigantic scale is to be carried on by the Boer colony in Santa Rosalia, Mex., which has recently obtained possession of 80,000 acres of land in Chihuahua.

Advertisement for Edgewood Park. Features include: \$1 Down TODAY \$1 Per Week. The Event of the Year—Grand Opening. Edgewood Park. For twenty-five years the homestead of the Nadeau family, a name familiarly known through this section—lies just south of the city, comprising one of the most fertile garden spots in all Southern California. Today is our opening day. 120 to 160 Feet Deep—LOTS \$100 UP—To an Alley. \$1 Down—\$1 Per Week—No Interest—No Taxes. Reasonable Building Restrictions. History (of rise in values) will repeat itself at Edgewood Park as sure as Fate rules Destiny. Conservative Realty Co., AGENTS. 612-613 Hellman Building. Main 2013—Home 4816. Office open till noon today. Artesian Water Piped to Every Lot.