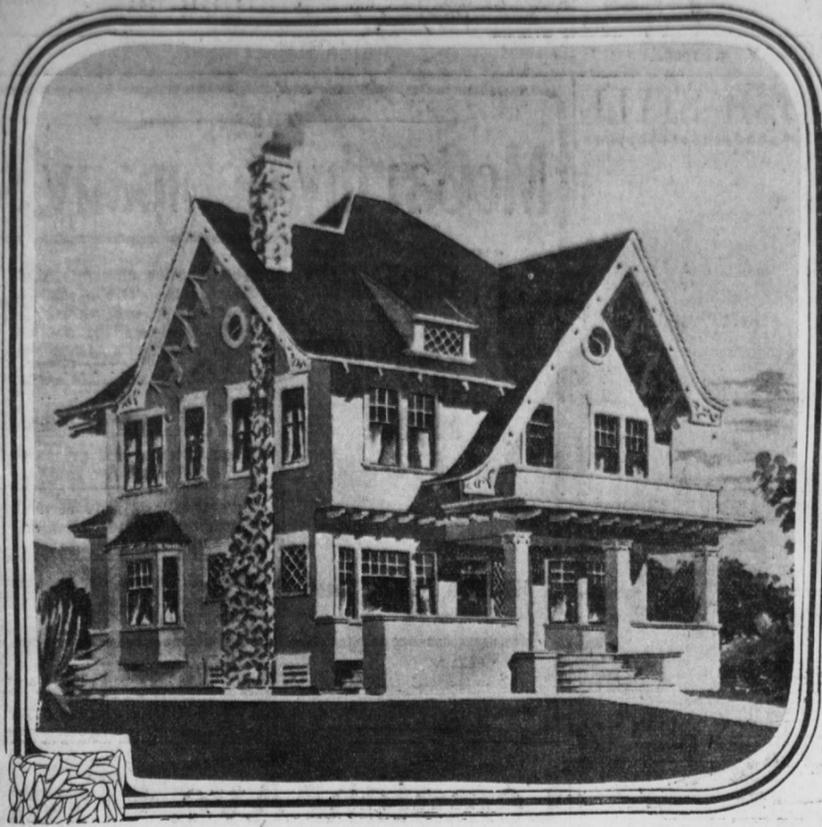


SEMI-TROPIC HOME AT A MODERATE COST



Lack of Zero Weather Permits Use of Artistic Features

By A. L. Haley

Climatic conditions in California are responsible to a great extent for the beautiful effects that cause a marked difference between our moderate priced houses when compared with those of our eastern friends.

The writer, in an article two weeks ago, attempted from an architect's standpoint to give the readers of The Herald ideas of how to plan a \$2500 residence of the California style.

I will now endeavor to give a general review of such a specification as would follow to erect a \$5900 house as above suggested, and in doing so state where the California construction differs from the eastern way of doing things.

To start with, having no zero weather to contend against, we are able to effect a great saving in our foundation work, as it becomes only necessary in this climate to excavate below the surface from eighteen inches to two feet in order to get a good foundation. On the other hand, in all eastern climates the architect provides for all walls (however small may be the residence) that the foundations are below the freezing point. The writer, having had practical experience, knows these will vary from ten to twelve feet below the surface.

So much for below the ground. The

expenses do not stop there, as it also becomes necessary to extend the walls up to the top of the first floor joists, a construction made necessary on account of a cold climate. It may readily appear that a saving between our construction and that of the eastern builder in the foundation is several hundred per cent.

We will now compare the difference in the construction of the superstructure of a frame building. All that becomes necessary in our semi-tropic climate for the outside covering is one thickness of lumber over the upright studding, while the eastern architect must provide for a great deal more. First over the uprights there must be a covering of tongued and grooved lumber, commonly called flooring; outside of this must be a layer of heavy felt paper so applied carefully to cover all cracks around window and door frames. Then there is also always a covering of siding with joints lapped to the weather put on over the felt paper.

On the inside the California house is simply plastered over the lath with the usual two coats of lime mortar. The easterner in preparing against the climate must back plaster first between the studding and then plaster; thus it can be seen an expense of 200 per cent over and above our construction is compelled in the two items alone, that of the outside covering and the inside plastering.

These details are referred to in order that the writer may clearly determine why the California architect is able to design a residence, and from an artistic point of view present a much more beautiful and attractive house for the same amount of money, owing to the fact that 25 per cent of the entire cost

has gone into the eastern home to protect the occupants against the zero climate, and this makes no showing in the artistic effect.

The perspective of a residence presented in connection with this article represents a typical California residence in the Elizabethan style, constructed along lines mentioned in this article, and is the home of W. F. Jantzen, located on the west side of Bush street, north of Pico.

The residence contains on the ground floor a large reception hall, a parlor, a library, a dining room, a den, the kitchen and a pantry. Front and back stairs lead to the second floor, where there are five large chambers, with large closets for each; also linen closet and large bathroom.

Opening off the upper hall is a balcony on the front and rear of the second story. A large and comfortable porch is provided in the front of the house on the first floor. The first floor is entirely finished in selected slash grain Oregon pine, with golden, Flemish and weathered oak effects. Each detail throughout has been carefully worked out, and the interior as well as the exterior presents a modern, up-to-date home in which every convenience known to modern architecture has been installed.

In the electric work of the residence special features have been introduced in a manner which enables the owner to control each light throughout the entire house from a switchboard in his bed chamber, a feature desirable, especially with timid people, as against house robbers. The lot upon which the residence is situated has a frontage of 50 feet and a depth of 150 feet. The house was completed under contract at a cost to the owner of \$6000.

are linked together for about the next decade.

Somebody is throwing dust into somebody else's eyes, in my opinion, and trying to divert attention from a real object that some one may have in view. It may be Henry E. Huntington's brokers, because they are tired of paying fancy prices for Fifth, Sixth and Maple frontages. Whatever the intention may be, the twinkler's writer succeeded in playing havoc with values in the Twelfth, Main and Hill street district, because people have jumped prices from \$400 a foot to \$500, and one woman who wants to go to Europe so bad and can't wait long, either, is asking \$600 a foot. I think this woman had better pack her trunk slowly and wait until the tickets are cheaper, for it will be a long time before she gets \$600 a foot for Hill street lots near Twelfth street. The thought is bad enough, but the idea is ridiculous.

Making a city is no pastime, and to move the center of population or of business where it pleases a rapid and facile writer, backed by the brains of a canny real estate manipulator, is a big job. In fact, it's a task. Making values is as easy as doing a problem in Euclid on paper. Only the figures may not come out unless you have the key to solve the problem. Values on paper are one thing, but the value in your pocketbook is another.

And this reminds me that the boom is on in First street, down where the waters run deep and mud chokes the spokes on Alameda street. Somebody has got a big net ready and the fly is on the hook. Values are high enough and they should not be forced like a hot-house rose. To operate legitimately is the caper; to run the market into the ground is not the brightest idea.

H. J. R.
Grand Canyon Excursions
February 11th and 22nd the Santa Fe will run low rate excursions to Grand Canyon of Arizona—the greatest and grandest of natural wonders, and one which every good American as well as the Globe Trotters should see. The very low rate of \$5.00 from Southern California, and \$9.00 from north of Bakersfield, has been made for these excursions. Full particulars of Santa Fe Agents. A new hotel, "El Tovar," in opera.

GOSSIP WITHIN RANK AND FILE

HUSTLERS SHOW THE WORK OF THE YEAR

Old Firms Have Platted a Score of Additions—Many on the Sick List—Others Have Recovered

It is interesting to know that since 1887 the firm of Grider & Hamilton and its predecessor, L. M. Grider, being in each case the senior partner, have disposed of no less than twenty-three tracts and subdivisions of the city of Los Angeles, earning the name of "specialists in subdivisions." Some of these tracts were long ago swallowed up in the advancement of the city's growth and building, and are now recognizable only in the maps and surveys. The later tracts, of course, now possess an individuality of their own, but it is only a question of time when these, too, will become a part of the suburban population.

Julius W. Krause, the former aggressive and energetic superintendent of buildings, has gone back to his first love, and is again a full fledged architect with his office in the Huntington building on the fourth floor.
W. H. Allen, of W. H. Allen & Son, is reported on the sick list, wrestling with a torpid liver and shaking hands with Prince La Grippe. There are others who have had a bout with the price, but the friends of "Dad" Allen dislike to count him in the same class.
Julius R. Black is still in Sacramento pleading with the legislators for needed real estate legislation.
Claude S. Holman, of W. I. Hollingsworth & Co., who lay for weeks in the throes of typhoid fever, has so far recovered that he can take a walk with the dearest baby on earth each nice

...Lots \$500 and Up
With Improved Streets in a Well Up District Where Your Cash Doubles Your Money in Six Months. Go Out Today and Select a Lot Before the Best Are Gone.

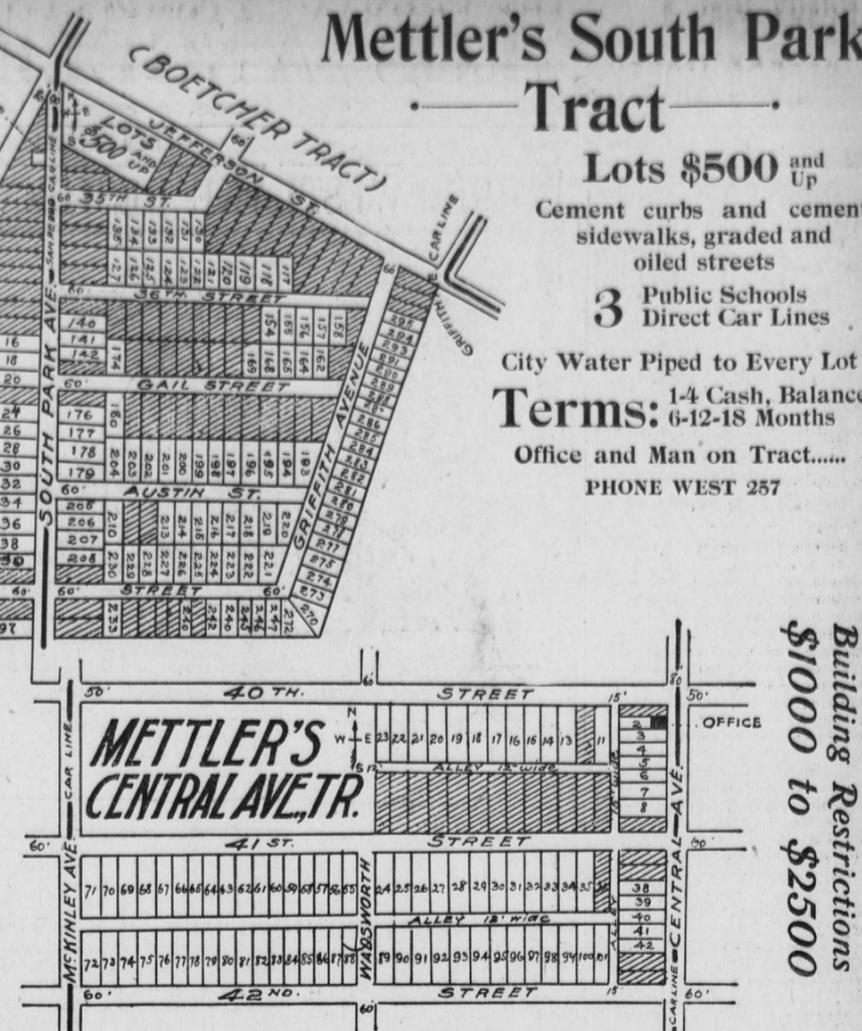
Lots \$625 and Up

Lots \$625 and Up

Graded and oiled streets, cement curbs and cement sidewalks, city water, electricity and gas, public schools and stores.

Office on tract, Phone 29294

Lots \$625 and Up



Chas. Mettler & Son F. J. Steele
117 South Broadway Suite 234 H. W. Hellman Bldg.
Phones Home 1158 Main 34 Phones Home 530 Main 595

Building Restrictions \$1000 to \$2500

SOMEONE HAS MENTAL WHEELS

FORCING NEW BUSINESS IDEAS NOT POPULAR

Shifting the Retail Center From Post to Pillar on Wheels is a Task Few Wise Ones Undertake

During the week some smart penny-liner suffered from an attack of mental cholera morbus. He fairly spluttered all over the evening twinkler, and aside from making his paper so awfully ridiculous, succeeded in so inflaming the minds of certain real estate owners that a four-story fire escape is necessary to find where they have attempted to boost land values.

This astute bean-eater said in effect that if a certain crowd of business men would pick up and land their goods at a corner on Main or Hill, near Twelfth street, that they could change the business center as quick as a cat could wink an eye. And the Childs property, now owned by H. E. Huntington, on Main street, was selected as the probable place for this new and greater business Los Angeles.

In order to give an ear mark of reliability to the idea, W. A. Barker was put forward as evolving this massive creation of rolling Los Angeles around on wheels to satisfy a caprice. The fact is, Alex Barker says it's all "tommy-rot." Now, you know what "fomby-rot" is. It must be something dead—very dead, too, because the Barker Bros. have just made a ten-year lease with I. W. Hellman for their new Main street store, and as this is connected with their Spring street store the chances are fair that the two stores

SUNNY SUNNYSIDE AND OTHER TRACTS

HOME SEEKERS AND INVESTORS BUYING LOTS

Citizens and Tourists Making Purchases in All Directions, Proving Their Faith in Growth of Los Angeles

While the mid-week rain may interfere temporarily with steady progress of dealings in suburban tracts, these showers remain potent factors in creating a better outlook for all classes of realty, as indeed they are in all other lines of business. Grider & Hamilton again scored a gratifying success in the opening of Sunny-side tract number two, last Monday, while the free excursion of the preceding day—Sunday—exceeded all expectations. The firm conservatively estimates that 1100 people took advantage of the free ride to Sunnyside and among them were many actual buyers. So far no less than sixty-two lots have been sold for an aggregate sum of \$24,800 and the indications are that the tract will be closed out in a few days. The promoters say that a large number of investors and home-makers who purchased lots at Lomita park were also among the purchasers in Sunnyside. To put it another way a great many lot buyers in Los Angeles are making purchases in all of the additions opened recently.

ACREAGE IN PASADENA BRINGS A BIG PRICE

Howland Home and Lands Go to New Owner, Who Will Make Further Improvements

In Pasadena a notable sale has been made by Stafford & Campbell that embraces the ninety acres known as the Jennings homestead, for a price that was cash and approximated \$75,000. The name of the purchaser is withheld, but he is a resident of Pasadena and intends to create a handsome country home. The property was sold by Mrs. Estelle G. Howland, who purchased the land from George S. Patton about three years ago for \$50,000. About \$25,000 has been expended upon the property in improvements. Mrs. Howland is now in the east and has sold this property because she no longer resides in Pasadena.

The property is advantageously located near the Pasadena Country club, south of the Tournament park. The sale is regarded as the most extensive made in Pasadena in many months and leads all sales of the Crown city for the year 1905.

"Down With Russian Autocracy!"
A mass meeting will be held on Tuesday night, Feb. 7, 1905, at Elks' hall, 231 S. Spring st. Good speakers. Admission free. Col. John Schlesi, the well known Polish exile and lecturer, will preside.

Rates to San Joaquin Valley
The Southern Pacific will have on sale every Tuesday, until further notice, round trip tickets to various points in the San Joaquin valley. The rates are from Los Angeles and are as follows: Stockton, Modesto or Newman, \$15; Turlock, \$14.50; Merced, \$13.50; Madera, \$12; Fresno or Hanford, \$11.50; Visalia or Porterville, \$10.50; Tulare, \$10; Bakersfield, \$8. Stopovers are allowed in either direction. These exceptionally low rates should be taken advantage of by all who wish to see one of the great producing valleys of California, the home of all California fruits and other products of the soil. Full information at Southern Pacific ticket office, 41 South Spring street.

The Language of India
Among the 145 distinct languages spoken in British India are some pos-

NEGRO HILL MAY RECOVER

Convicted Murderer Has Lost Desire to Die

Archie Hill, the negro murderer who attempted to end his life at the county jail Friday, is in no immediate danger of death, and unless complications develop he probably will recover.

The negro's alleged wife remained at the jail all night Friday, and when Hill was transferred to the county jail she was allowed to remain at his bedside. It has been customary to extend certain privileges to the prisoners at the jail, and among them was the right to a weekly shave.

Under Sheriff Younk said yesterday that a new rule would be adopted at once, and hereafter no prisoners will be allowed razors at any time.

The negro's desire for immediate death has passed away. At his trial the negro was represented by Attorneys Thompson and Rossiter, who are now seeking to secure a new trial for their client.

His appeal has been before the supreme court for many months and a decision on the motion is expected soon. Those who are familiar with the case believe there is little, if any, chance for a new trial.

NORTHERN MAN WINS PLACE

H. A. Buck Gets Coveted Position With Pennsylvania

Passenger Traffic Manager E. A. Ford of the Pennsylvania lines has made known his choice for the position of general freight agent of the passenger department of the Pacific coast, and of the thirty-eight applicants for the position H. A. Buck of San Francisco is declared the favored one.

Among those who had aspirations for the position there were a number of railroad men from Los Angeles, but it was conceded from the start that a San Francisco man would have the preference.

Mr. Buck is well known to the railroad fraternity in Los Angeles, as in his former position of district passenger agent for the Gould lines with headquarters in San Francisco, he has often visited Los Angeles.

Change in Schedule
On and after Saturday, February 4th, the Salt Lake Route train, which has heretofore left Los Angeles for Long Beach and San Pedro at 5:00 p. m. will leave at 4:45 p. m. daily, making connection with Catalina steamer on Saturday only. The train which now leaves San Pedro at 6:10 p. m. daily will leave on and after February 4th at 5:30 p. m. and arrive in Los Angeles at 8:30 p. m., making daily connection with steamer from Catalina.

The Grandest Sight in the World
Is the Grand Canyon of Arizona; the most stupendous and awe-inspiring of natural wonders. If you have not visited the Canyon, take advantage of the Santa Fe excursions on February 11th and 22nd.

Fast Folks
I reduced my weight 50 pounds, bust 8 inches, waist 6 inches and hips 9 inches in a short time by a guaranteed harmless remedy without exercise or starving. I will tell you all about it. Enclose stamp. Address, Mrs. A. C. McFadden, San Gabriel, Cal.

A Cure for Lame Back
If you are ever troubled with pains or lameness in the muscles of your back use Chamberlain's Pain Balm and they will quickly disappear. Mr. Alexander Violette of Vulcan, Mich., says it is the best liniment he ever used for lame back.

RACE FOR OIL IN NEW MEXICO

LATEST NEWS FROM THE CARLSBAD FIELD

Los Angeles Company Will Drill First in the Lonergan Basin—Names of Rival Companies in the District

CARLSBAD, New Mexico, Feb. 3.—(Correspondence).—Important developments in the Carlsbad oil field may be confidently expected within a week or ten days. More oil drilling outfits have arrived from the east and from Texas, and arrangements are being made to transport several of the machines direct to the Gip Creek section, which is about twenty miles distant and over a slight range of hills. The companies that have filed claims on lands in the district to date are: The Canton Oil Co., two claims; Penasco Oil Co., Artesian Oil Co.; Otero Oil Co.; Hunda Oil Co.; the Mountain Oil Co.; the Mount Bros., whose well is partly developed; Beck, Hudson & Co.; the Snyder Syndicate, the Teegarden Syndicate and the Carlsbad Consolidated Oil company of Los Angeles, Cal. The chief owners of the Canton property reside in Los Angeles.

The Carlsbad Consolidated company owns over 7000 acres, scattered through what is regarded as the best portions of the district. Two thousand acres are in what is known on the map as the Lonergan basin, within six miles of the railroad and east of the range. It was in this basin that B. W. Watlington, the field superintendent for the company, while prospecting with a pick, recently discovered a fine quality of oil in the sand less than two feet below the surface. The sand is thickly saturated with oil throughout the basin. Superintendent Watlington will begin operations first in the Lonergan basin, as it will be a shorter haul for the drilling outfit, that is to be erected immediately. Other machinery is also to be placed in position in the basin.

Contemplated operations in the Gip Creek section have been temporarily abandoned. Texas and Kansas people own claims beyond the range, near the new town of Oil City, and they are preparing to put up machinery.

All of the companies appear to be rivals in the effort to secure the glory of striking oil first. Gushers is the chief topic of conversation in Carlsbad, and every fresh arrival from the field is buttonholed for information.

Fast Folks
I reduced my weight 50 pounds, bust 8 inches, waist 6 inches and hips 9 inches in a short time by a guaranteed harmless remedy without exercise or starving. I will tell you all about it. Enclose stamp. Address, Mrs. A. C. McFadden, San Gabriel, Cal.

A Cure for Lame Back
If you are ever troubled with pains or lameness in the muscles of your back use Chamberlain's Pain Balm and they will quickly disappear. Mr. Alexander Violette of Vulcan, Mich., says it is the best liniment he ever used for lame back.