

# GOOD OFFICES OF THE STRAW MAN IN TOWN

## He Does the Holding and Others Buy Where No Restrictions Exist

In this booming town of Los Angeles so many things happen that it takes the swiftest of the bunch to keep pace with the procession. I know you all have not been sleeping, but I do wonder if you have ever studied the increasing army of straw men. I used to write about Greta Winkle, when she acted for W. I. Hollingsworth when he bought all there was in sight on South Broadway and Eighth street and some on Hill. Then it came the turn of Frank Brown and Mulford S. Wade at the local straw hat and he knocked a few sky screamers when Huntington first began his raid on Los Angeles and Maple avenue frontage, taking in school houses, churches, shacks and what not. Now it is E. J. Grant at the straw hat and he is acting for H. E. Huntington again. Grant is placed in the directory as a clerk for the Southern Pacific railroad. So far so good. May be he has a new suit of cloths. I don't know him, but he seems to have money, and plenty of it. Just listen.

In a recent transfer E. J. Grant bought from W. P. Nordholt and A. E. Nordholt a portion of the Vineyard tract and a part of lot 10, block C, of the Mareno vineyard tract. This property is the northwest corner of Sixth and Maple, fronting forty feet on Maple, 223 feet on Sixth and 100 feet on the west end. This is an L shaped lot. For this the illustrious namesake of the great American general, Grant, paid \$85,000. Now wouldn't that stop any old alarm clock at 5 a. m.?

In the deed the price was placed at \$10. That wouldn't buy enough ground to plant a clay pipe for the plumber's assistant. This latest purchase is for Henry E. Huntington. We all know that, and so say we all of us. And still he has offered Edmund Roberts \$15,500 for his piece next north, not quite so large but about as valuable. But does Edmund make a deed? Not if the pebbles laugh on the unknissed beach. Edmund knows whose leg he's pulling. They tell me he's a good puller. So look out for big figures. The reason is plain—H. E. Huntington tipped his hand too soon. His agents blundered and H. E. skipped to New York to pull the smoke along and keep the public from thinking about H. E. But H. E. is a figure, and the boys are just simply milking the financial teat as fast as he can float bonds in the east.

Why, this property is opposite the schoolhouse lot for which H. E. bid \$70,000, but after a pathetic speech that had tears in its voice, by a paid attorney, H. E. just stepped up to the captain's desk and planked down \$90,000. Say, ain't that a rich, creamy teat?

And, also, Henry E. enriched the African population by paying the colored folks \$25,000 for 90x50 feet on the southwest corner of Sixth, next to the schoolhouse lot. Now, do you think Edmund Roberts is sleeping? I guess not, and if he's a young man he and Grant should join forever and court the same girl. Only it might be hard to tell who's the richer—the one who gets his own money, or the one who stands sponsor for the other fellow, who puts up the dough.

It's a shame to tell these state secrets, but it's my business to keep the dear public wisely and well informed, because the official records of Los Angeles, that should be an honest reflection of honest transactions, are a subterfuge when it comes to proper transactions and values. The records are a vehicle for suppressing honest information. They do give public notice of title. That's all. And this reminds me that another neighborhood row is brewing out near Palm place, Westmoreland, Alvarado, Hoover and Eleventh streets. In the west Bonnie Brae tract, on the northeast corner of Park avenue and Eleventh street, a cute turn has been enacted. A sort of real estate vaudeville, don't you know. I am told that J. H. Reynolds, the carriage man, found a vacant lot 50x125 feet on the northeast corner of Park and Eleventh, and as no building restrictions were in sight, Reynolds just grabbed the works for business purposes, and that he intends to create a new business center for the convenience of that rapidly growing section, and that the first good tenant can have the business block he intends to erect.

Are the people out there hot? No, they are only H-O-T! That's what they are. Some well disposed people approached Brother Reynolds in that neighborly way that some people have, don't you know, when something is doing, don't you know?

Says one Old Brother to Brer Reynolds: "Say, Reynolds, you now are one of us. Join in a building restriction. It will help us all. Then us can dictate the class of houses. Can't you see us?"

Reynolds has made a fortune, and he only said: "What t'ell shall I restrict myself for? I bought that for business purposes. You people are too late. Watch us smoke, and watch us build a house without let, hindrance or any restrictions."

Well, us stood up, and Brother Us, he tore one more handful of hair from the neighbors. This leads me to say to you good people, those who want to restrict improvements had better make the provision early in the game. Ask Clark & Bryan or Judge Silent, who have created Chester place and Westmoreland, the only residence show places in Los Angeles. And it takes money. Didn't it, Wesley Clark?

Another cute buyer I think named Logan found the same condition on the northwest corner of Magnolia and Adams. There he purchased 50x150 feet for \$2500 for business purposes ten days ago. In a few days he sold for \$8500, and on Thursday this lot resold for \$4000. Now, ain't that making money fast in this swift going village? Here's another case of platting having no restrictions. If I don't miss my guess every fellow in town tomorrow will be searching the titles for the same kind of grafting. It's a hold-up, that's all, and yet as legitimate as can be, for any man can buy anything he wants, if he has the price.

And this reminds me again that all of you are thinking the old part of Los Angeles is dead, defunct or sleeping, up and around the Plaza.

But let's see. I admit it has been dormant for years, and business has drifted away from there. Yet the adobe houses there pay \$25 to \$30 a month rent on prices that are \$125 a front foot. And this, too, north of Fernando street, of New High and on North Main street, that is paved and eighty feet wide, with all kinds of electric street transportation, where property is under \$150 a front foot. Did this ever occur to you, and did you ever stop long enough in your busy career to study and analyze this situation? Just think of it, that in San Fernando street, with a double frontage to New High street, the frontage is less than \$150 a foot, and that is within a block of the Plaza and within throwing distance of the new \$1,000,000 postoffice that is to be erected on Temple and North Main streets. Now, be honest. Did you ever see a better chance to go in and make some quick money, and to have and to hold onto that which is good, and that will ever so remain? No part of Los Angeles is dead. Every artery of it is pulsating with life, and there's not a jack one of you, although you're all bright, that can tell where is the best place. You can now, but now doesn't last ten years. Ten years ago it was just where I am telling you all about. Today it's any place from First to Seventh, with the preference on Fourth and Broadway and Spring and Fourth. But will it be ten years hence, when Billy Garland says we will have over 250,000 people?

Stop and ponder over what a great town this is getting to be, with her over 175,000 people, and the estimated 40,000 people that have poured in here since New Year's. Gee! What a procession, and the end is not in sight. Did you ever think what Los Angeles would be if she had the population of the Atlantic coast south of and including New York to draw from, like Jacksonville and Miami, Florida, about which I have heard so much during the present week? There the population is estimated at 35,000,000 souls, and here we have to move the whole population, except a few millions, west of Chicago, St. Louis and Kansas City, to this delightful place, the natural home of the eternal blooming rose and the abiding place of the only palm that is indigenous to America. Be good to us, anyhow, ye who have come from awful snowbanked and blizzard-swept eastern parts; yes, even as far east as Pontiac, Mich., for here we heal your weakened lungs and send you back home a disciple of health, strength and good cheer.

# ACTIVE BUILDING DURING FEBRUARY

## PERMITS FOR THE MONTH EQUAL \$710,626

### Comparison Shows the Figures to Average Well With Past Years.

#### General Notes and Items of Interest

From indications February of 1905 will remain in the average in the building activity of the now past years. For February so far 539 permits have been granted valued at \$710,626. In February, 1904, 482 permits were issued valued at \$839,278, and in February, 1903, only 464 permits were issued, leaving a total of \$780,053. The comparison shows no decline. The stationary condition is based on the fact that many persons are not taking out permits to avoid the listing on the tax roll.

In Los Angeles the energetic population has become so accustomed to large and bigger things as time proceeds that any set back is looked upon as a peculiar circumstance. The comparison is given in The Herald today so that the facts can be fully understood. When the entire facts are considered, with the short month and one holiday, the record so far made by February is one that should engender a spirit of pride.

**February Building Record**  
The subjoined tabulation shows the building activity during the month of February so far. The data are as follows:

Structures—	Permits.	Value.
Three-story brick buildings.....	4	\$6,331
Two-story brick buildings.....	9	39,419
One-story brick buildings.....	49	33,325
Two-story frame buildings.....	25	149,538
One and a half-story frame.....	25	43,173
One-story frame buildings.....	303	280,159
Frame flats.....	3	21,469
Sheds.....	59	4,408
Brick alterations.....	14	16,109
Frame alterations.....	74	31,241
Apartments and tenements.....	5	23,299
Churches.....	1	10,599
Grand totals.....	539	\$710,626

**Building by Wards**  
During the past week 213 permits for buildings were granted valued at \$213,357. The buildings planned were distributed through the structures:

Permits.	Value.	
First ward.....	13	\$10,339
Second ward.....	17	13,699
Third ward.....	3	9,100
Fourth ward.....	14	28,734
Fifth ward.....	39	49,439
Sixth ward.....	42	42,807
Seventh ward.....	8	50,399
Eighth ward.....	4	1,458
Ninth ward.....	14	9,509
Totals.....	145	\$213,357

**Permits in February**  
Among the permits issued during the week the following lead in point of interest:

- Emile J. Mazard, 239 West Thirtieth street, a three-story frame at 515 West Second street, \$3000; F. M. Tyler, architect; S. A. Parrish, jr., builder.
- R. A. Hitchings, 1314 South Grand avenue, a two-story brick at 1024 West Ninth street, \$12,919; B. J. Reeve, architect; J. W. Morrison, builder.
- Perry H. Clarke Company, a two-story frame at 2622 Van Buren street, \$6000; F. M. Tyler, architect; Clark & Co., builders.
- Ingram & Briggs, a one-story building at 1728 West Twenty-second street, \$2400; F. M. Tyler, architect; Ingram & Briggs, builders.
- H. N. Skelton, 115 1-2 South Broadway, a one-story frame at 1452 West (Continued on Page Ten.)

**Free**

# Excursion

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- Columbia Mountain Mining Company**—This property adjoins Sandstorm on the south, and not less than fifty sets of leases are now at work on it. Values up to \$200 and \$300 per ton are being obtained.
- Oakland-Goldfield Mining Company**—This property adjoins the Blue Bull on the southeast. Shaft forty feet deep, showing ore from \$40 to \$50 per ton.
- Nevada Boy Mining Company**—Adjoins the Kendall on the north. Property leased and being actively developed. Kendall veins all trend toward this property.
- Booth Mining Company**—Every acre of this property is being developed by leasers. Located between the Columbia Mountain and Red Top properties, both of which have very rich ore.
- Black Butte Extension**—Consisting of three full claims and a fraction. The Black Butte Extension is just east of the Black

Butte, upon which a big strike has been made; fine surface showing. Just east of the Black Butte Extension a rich strike has also been made carrying very high values. An excellent opportunity; 15 cents per share.

**Kendall Mining Company**—This is the property on which \$10,000 ore is swept up and sacked from the surface. Over \$30,000 worth of ore sacked; \$500,000 worth of ore in sight at 50 feet depth.

**Tonopah Gold Mountain Company**—This property has shipping ore running \$200 per ton. Has big ledges and is being actively developed. This is positively one of the best buys in the district.

**May Queen Mining Company**—This property adjoins the Sandstorm on the west; has a 10-foot ledge that produces ore running from \$10 to \$150.

**Florida Goldfield Mining Company**—This is one of the leading properties in the Lida district and is shipping some high grade ore. Mill and concentrator now going in.

**Deadwood Mining Company**—A promising property in the Lida district; is producing an excellent grade of ore.

**Amagoosa Gold Mining Company**—Owns nine claims in the Bullfrog district; excellent surface showings.

**Mims-Sutro Co., Inc., Goldfield and Tonopah, Nevada**

References—Nye and Ormsby County Bank, Tonopah, Nev.; Mining Investor, Colorado Springs, Col. Orders promptly filled for all Goldfield and Tonopah Stocks.

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