Part II

LOS ANGELES SUNDAY HERALD

Real Estate Section

LOS ANGELES, CAL., SUNDAY MORNING, APRIL 30, 1905.

MAIN STREET MAKES RECORD

NOTABLE SALES CLOSED THAT SHOW INCREASES

HILL STREET STILL POPULAR

South Broadway Also in the Eye of Investors, With New High Level Established for Values

During the active week in the real estate market that closed last night, the leading sale was that of the Herman W. Hellman lot on the east side of Main street, below Sixth street, sold for $115,000, or $1250 a front foot, also marking another high level for inside close in Main street frontage. This property has a frontage of 92 feet on Main street and is 147 feet deep to an alley. The improvements are merely nominal, being an 18-room frame and a nine-room cottage. In 1887 Mr. Hellman acpuired this lot for $4500. In the sale Mines & Farish represented the buyers, W. Jarvis Barlow and Howard E. Huntington, and M. B. Merwin acted for the grantor.

Broadway Near Seventh

Another record price has been made for South Broadway property at $1779 a front foot in the sale of a lot 56.2 feet that fronts on the east side of the street, just north of Seventh street and occupied by the Nevada stables. The price paid was $100,000, and as the improvements are of the most nominal character the price fully represents the value of the land.

The property was purchased by J. E. Carr from Mrs. Lelia Bonner Dwyer of New Orleans, who was represented by Clark & Bryan and the buyer by W. I. Hollingsworth & Co.

Three years ago Judge J. M. Bonner purchased this property for about $25,000, the purchase being concluded a few days before Judge Bonner suddenly expired while reading his paper at the California club. By a will made about the same time the property was bequeathed to his niece, Mrs. Dwyer.

Hill Near Fourth

On Hill street another favorable sale has been made in the Hotel Colonade, owned by Frank S. Hicks and Frank Griffith. The property is a lot 142x165 feet, improved with a three-story brick building, that faces on the east side of Hill street, between Third and Fourth streets, south of the proposed Laughlin cement building. The purchasers are Ernest Quinan and associates, the sale having been made by Mines & Farish for a reported consideration of $65,000.

Mines & Farish report that Joseph Hyan has sold a local investor 51x165 feet, improved with an 8-room residence on the west side of Main street, between Pico and Fourteenth streets, for $19,000.

Main and Eighteenth

The property at 1804 South Main street, with the lot 30x150 feet, a two-story, 8-room house, has been sold by Leo J. Maguire & Co. for $10,000 to C. J. Fox, jr., for B. B. Gregory.

Main Near Sixth

A. Vignolo has sold Emma Up de Graff, through W. B. Merwin and R. A. Rowan & Co., 37½x140 feet on the east side of Main street, just north of the Burbank theater, for $67,500, where the purchaser intends to erect a four-story building. In 1876 Mr. Vignolo bought and subdivided fifteen acres, the Vignolo-Rivera tract, consisting of property on the east side of Main street, between Fifth and Sixth streets, East Fifth and Los Angeles streets. This is the last lot of the tract owned by Mr. Vignolo.

Los Angeles and Eleventh

A local syndicate represented by M. Kalisher & Co. has purchased of M. S. Kornblum lot 16, block 2, in the O. W. Childs tract, 60x160 feet, at 1131 South Los Angeles street, improved with a five-room cottage; consideration, $11,000. Bought for investment.

W. E. Oliver to Hugo Hoffman, the Spring street milliner, through M. Kalisher & Co. and the C. J. Heyler company, lot 12, block 2, in Palm place tract on west side of Lake street, between Eleventh and Twelfth streets. Purchaser will build a $10,000 home on above lot.

D. A. Van Vranken & Co. report the following sales:

Mary L. Albertson to Mamie McCuistion, lot 9 of the replat of block B of the Kennebec tract on the west side of Magnolia avenue, between Sixteenth and Washington streets, $3500. The lot frontage is fifty-seven feet and is improved with a six-room cottage. Bought for a home.

A. W. Skinner to W. A. McIntosh, southeast half of lot 7, block 2, of the Fairview tract and all of lot 5 of the same tract, having a frontage of ninety feet on Shatto street, between Valencia street and Union avenue. The property is improved with an eight-room mission cottage and auto barn; the grounds are handsomely laid out with the choicest kinds of fruits and shrubbery. The price paid for the property was $10,000. Bought for a home.

Sales in Additions

Jones & Ryder Land company report the following lots sold in the Bradford and Espe tract:

Lot 1, on Figueroa street, to J. W. Wallace, price $1200; lots 10 and 11, for $500 each, on Forty-fifth street, to J. J. Hanrahan; lot 58, on Vernon avenue, for $650, to J. J. Hanrahan; lot 9, on Forty-fifth street, to Hulda Larsen, for $600; lot 8, to John Paulson, for $650; lot 67, to Mrs. Julia Brockman, for $600; lot 39, to Mrs. Julia Brockman, for $500; lot 24, to John L. Berg, for $450; lot 25, to John L. Berg, for $450; lot 38, to Mrs. E. V. Frick, for $550, and lot 454, to Mrs. Cynthia F. Temple, on Figueroa street, for $1000.

Also as owners, to J. J. Hanrahan, lots 9 and 10, block 17, in the Charles Victor Hall tract on Harvard boulevard, for $2100, and for Truman B. Hicks to Albert E. Timmons, lot 6, block 23 in the Charles Victor Hall tract, for $850.

Lots to Be Improved

Althouse Bros. report sales as follows for the past week:

W. E. Bowles to George H. Rector, an unimproved lot on the south side of West Tenth street, 60 feet west of Gratton street, lot 45x138 feet. Mr. Rector will improve with a residence to cost $6000; consideration $2200.

West Ninth Street Heights company to E. L. Stamman, unimproved lot on the west side of Normandie avenue, 150 feet south of Ninth street, lot 52x128 feet; an investment; consideration $1200.

F. L. Bottsford to Otto C. Duyrea, the southeast corner Dalton and Twenty-ninth street, with an eight-room two-story residence; lot 50x150 feet; bought for home; consideration $5500.

Oscar Sewald to M. O. Tremain, the southeast corner of Raymond and Thirty-sixth street; lot 147½x125 feet. The purchaser will improve with modern houses as an investment; consideration $2000.

J. J. Foster to G. Wall, a six-room cottage at 2942 Halldale avenue; lot 50x150 feet; bought for a home; consideration $3500.

Central and San Julian

The Robert Mitchell company reports sales of property as follows:

Mrs. Bertha Daly to Henry J. Stevens, 40x140 feet, improved with a six-room cottage, 531 San Julian street; $7500.

Louis Boesch to A. W. Butt, northwest corner of Central avenue and East Twenty-second street, lot 150x150, unimproved; $10,000.

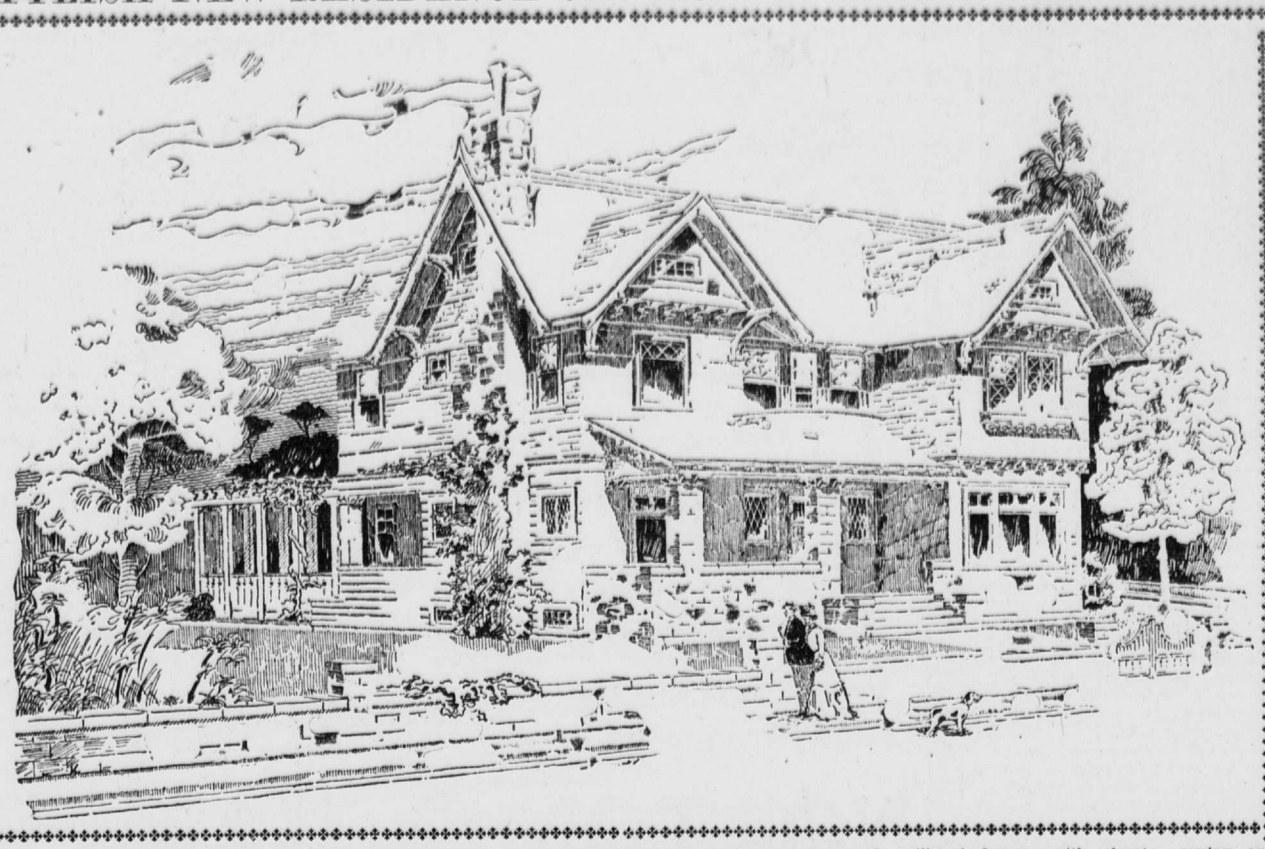
Samuel Burnside to Mrs. E. Rosenthal, a six-room cottage at 1915 West Twenty-second street; $3100. Bought for a home.

The engineers of the street railway company have been setting survey stakes along Moneta avenue to Slauson avenue and the city line, and along Fifty-third street from Moneta avenue to Main street for the new extension of the street railway, and it is understood work will be commenced at once, the tracks laid and this new road finished up at an early date.

Notice to Holders of Herald Photo Coupons

Holders of Herald photo coupons on Barnett & Son's studio wishing sittings on Sunday must make engagement several days in advance. All coupons must be presented before May 25, 1905.

STYLISH NEW RESIDENCE OF ENGLISH AND RUSTIC DESIGN



Home Built for Dr. J. Kurtz on the West Side

One of the handsome new homes in Los Angeles is the residence on the southwest corner of Eighteenth and Toberman streets, built for Dr. J. Kurtz from plans drawn by Architect John P. Krempel.

This improvement is of the English style of architecture, with rustic effects, combined with stone and shingle trimmings. A wide veranda extends along the east front and at the side near the rear is a veranda flanking the library.

The reception hall is 13x14 feet, at the rear of which is the open staircase. Under the stairway is a lavatory.

Off the hall at the left is the library, 14x18 feet, with inlaid tile fireplace and built-in bookcases, decorated ceiling and plate glass windows.

At the right of the hall is the living room, 14x16 feet, with wide casement windows. In the dining room, 13x18 feet, at the rear of the living room is a large fireplace with seats, a china closet and six-foot wainscoting around the room.

The kitchen, butler's pantry and other domestic conveniences are of the latest design. These include a screen porch and a room for servants.

On the second floor are four large bedrooms with closets, sewing and dressing rooms. Also a fine bath room and a balcony. The first floor is finished in oak and the second floor in slash grain pine. In the basement is provided space for the furnace heater and other home appliances.

Dr. Kurtz and family have taken possession of their new home, which is elegantly furnished.

The total cost of the improvement, omitting the price of the large lot, was $7800.

On the New Street Railway Extension

Among Many Improvements

Three Big Tracts — THE McCARTHY CO. — Three Big Tracts

Main Street
Moneta Ave.
Figueroa St.

58th, 57th and 56th Streets

$375 to $500

Home and investment lots. Come out and see, only come soon.

No Advance

As yet on Tracts Nos. 2 and 3, but Tract No. 1 is nearly all sold and has advanced $100 to $200 per lot. Get in on No. 2 and 3. The same advance will be made.

Branch Office
53d and Main Streets

Until the new car line is finished, take Maple Avenue car to Fifty-third street, one short block to Main street.

The McCarthy Co.

Main Office in Our Own Building, 203 North Broadway.....

E. Avery McCarthy, Secretary

FIGUEROA PARK

Fifty-fifth street, Gardena Car. Only $350 for elegant lots, 40 x 135; cement walks five feet wide, curbs, streets graded, oiled. Agent on tract. No such bargains elsewhere.

CURTIS PARK TRACT

38th and Compton. Cement walks, curbs, streets graded, oiled, finished. Lots 40 x 135, $450. Can you beat this? Agent on tract.

T. WIESENDANGER, 221 Laughlin Bldg.

Home 6636 — Main 9395

WHO OWNS YOUR HOME?

CAL. BUILDING CO
G. W. DUNCAN GEN MGR
433 MASON BLDG. 4TH & BDWY.

We can build you for $1050.00 a five-room modern cottage, all complete with sidewalks laid. For further information call and see us and our plans.

Wheeler Place...

Occidental Boulevard
120 Feet Wide

The highest class residential property in Los Angeles.

$2000 AND UP $2000

None better. Terms ⅓ down, balance two years. See

Golden State Realty Co.
421 South Spring Street

Salt Lake Depot Tract

Adjoining the grounds of the Salt Lake Round House, Shops and Passenger Station. Only one-half block from First Street and extending to Third Street. Facing on Utah, Clarence, Gless and Pecan Streets.

F. D. DAVIES, TRACT AGENT, COR. FOURTH AND CLARENCE STS.

Lots $500 to $700 Each

$25 Down and $10 a Month

Streets Graded, Graveled, Curbed and Sidewalked and Many Cottages Built and Occupied

As an investment there is nothing on the market today that promises as quick advancement in prices as these few remaining lots in this tract. Now that the Salt Lake road is running direct trains to Chicago and other eastern points the road will employ hundreds and hundreds of additional men, whose convenience demands a home near this great terminal. These lots are bound to double in value in a very short time; you'd better look into this opportunity and get in before the advance in prices.

The building restrictions of only $800 make it possible for workingmen to build very comfortable yet inexpensive homes on the Salt Lake Depot tract, and its nearness to the industrial section makes it convenient for men employed in the factories and foundries just across the river, which makes it easy for them to take hot lunches and dinners at home, and to save the car fare that it takes to go to and from work when workmen live so far away from their work. The best proposition for the wage earner—one that many have already taken advantage of.

STRONG & DICKINSON Agents

135 South Broadway — Both Phones 1273

Come, live where the air is pure and sweet, where, close to nature's heart, you may revel in unending, health-giving sunshine, and your children's cheeks grow redolent with the flush of unrestrained open air freedom and happiness.

You Can Enjoy Life in Your Own Home Under These Environments and Such Are the Associations of Our Lots

The Cheapest Close-In Lots on the Market

Our tracts on the Long Beach line at Seal Gardens and Graham Stations. Only 12 minutes' ride from center of city.

Lots $100 Up

$1.00 Down--$1.00 Per Week (On Each $100.00)
No Interest---No Taxes

Land is level and soil is fertile and productive. Artesian water for irrigation and domestic purposes.

These lots are closer in by one to two miles than any other property selling on our terms.

Scores of homes already built and more under course of construction. Better buy now while prices are low. Why not go down today? We pay your way.

Conservative Realty Co.
613 H. W. Hellman Building

Main 2013 — Home 4816

Why Stay in the City

When you can live better, get purer air, finer soil and larger ground for less money, by going just outside. The most promising of our suburbs is reached by the Glendale Electric car service, where the best requirements for health, long life and comfort can be found, and where a ride of only 25 minutes is necessary.

GLENDALE BOULEVARD TRACT is a new subdivision in the foothills, with beautiful views and climate. There is a boulevard 120 feet wide running through the center, where the car line is situated.

The soil is adapted for all small fruits, and the temperature allows strawberries and tomatoes to ripen early in the winter.

We have 50-foot lots for sale as low as $200 and acreage from $400 an acre; some of the land is vacant, some in prunes, apricots or oranges, plenty of choice, with mountain water piped to the land.

Our agent is on the ground. Take the Glendale car from 6th and Main, and go to the end of the line; but if you will call at our office we will furnish maps, particulars and, if you wish it, free transportation.

C. A. Sumner & Co. 214 Trust Building, Corner Second and Spring Streets

THE HERALD WANT ADVERTISEMENTS BRING BEST RESULTS