

FOR SALE

—BY—

MINES & FARISH
REAL ESTATE AGENTS
315 S. HILL STREET

WESTLAKE LOTS

JUST WEST OF

...Choice Large Lots...

—IN—

Occidental Park



—IN—

Shatto Place

...Building Restrictions...

—IN—

Copenhagen Tract

Fronting Occidental Boulevard—120 Feet Wide

Parkway in Center, Planted and Cared for by the Park Department of the City of Los Angeles—a Part of Sunset Park System. Occidental Boulevard is just West of Westlake Park and Extends from W. 6th St. to W. 1st St.

With Large Lots Fronting on West Sixth Street, Vermont Avenue, Juanita Avenue

Just West of Westlake Park. Go Out Today to Our Branch Office, 2950 Wilshire Boulevard, and make your Selection.

Located Cor. Wilshire Blvd. and Vermont Avenue West of Westlake Park.

Choicest, Cheapest Lots in that High-Class Residence Section. Go Out Today to Our Branch Office, 2950 Wilshire Boulevard.

Branch Office for Westlake Lots 2950 Wilshire Boulevard

Agent Always There to Show Property

HOMES IN TRACTS
GROW IN NUMBERCONTINUED DEMAND FOR LOTS
IN SUBDIVISIONS

MANY NEW DWELLINGS BUILT

Realty Dealers State That Inquiry Is Active for Lots of Good Size. Excellent Car Service Helps Business

Residents of Los Angeles and strangers of limited capital, desiring to acquire California soil for home sites and for investment look with much favor upon the new additions platted for development. Owners and promoters of the tracts have been liberal in the expenditure of cash in advance for substantial improvements, and nearly every subdivision placed on sale has features that serve to win admiration and many purchasers of lots. The Herald has called attention in the past to many of the new tracts. There are more to come, as the dealers report that homeseekers and investors continue to increase in number with each passing week. Good car service is one of the principal considerations in making selections.

Three Popular Tracts

Mines & Farish report sales of lots in the following tracts:

In Occidental park tract, sixteen lots for \$44,000. Occidental park tract lies west of Westlake park and extends from West First street on the north to West Sixth and Sunset park on the south. The size of the lots range from 60x150 to 85x175 feet, and front on Occidental boulevard, that is 120 feet wide with park places in the center that will be planted and cared for by the city. The prices on the lots range from \$2500 to \$4000. There is a building restriction requiring all houses to be two stories and to cost not less than \$4000. Among the purchasers of lots were A. S. Abbot, B. Mott Morris, Glover P. Widney, George S. Marygold, Emily C. Hardaway, S. T. Eldridge, Dr. W. W. Richardson, Mary A. Curtis, E. C. Dieter, H. E. Maxson, F. N. Coffin. It is stated that at least four of the purchasers will build homes at once.

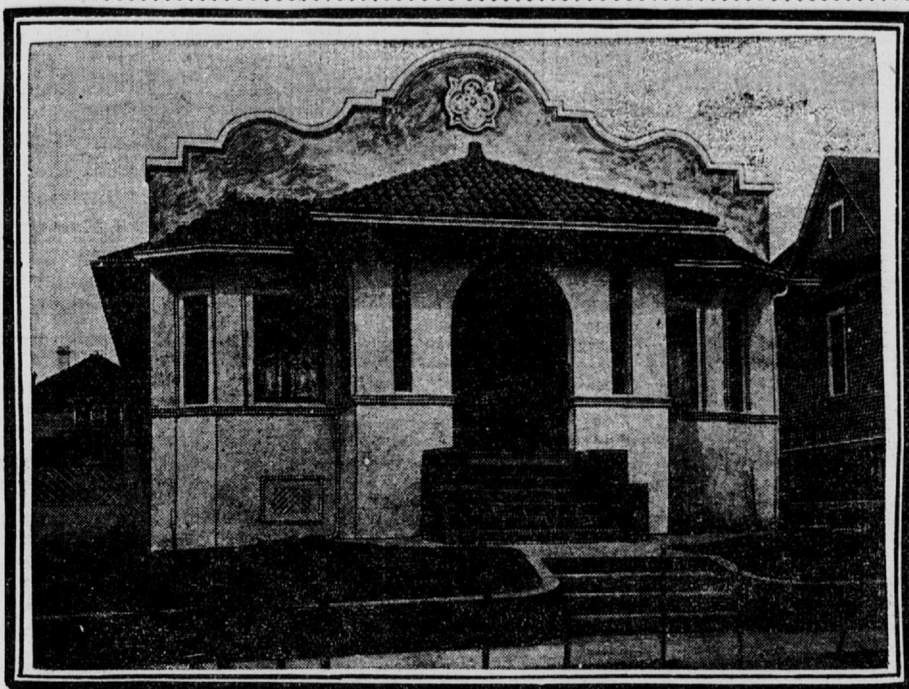
In the Copenhagen tract, seventeen lots for \$32,500. This tract is located at the northwest corner of Wilshire boulevard and Vermont avenue. Lots range in size from 47x140 to 70x160 feet to 20-foot alleys, prices ranging from \$1350 to \$3500. There is a building restriction upon the property so as to insure nothing but first-class residences. The street work is now being done, and it is expected that it will be completed within ninety days. Among the purchasers in this tract were William E. Oliver, Dr. W. J. Hawkes, Oscar Lawler, Helen Folsom Pratt, H. G. Mines, Frank H. Merrill and Emily C. Hardaway.

In Sunset Park tract, fronting on Wilshire boulevard, between Commonwealth and Virgil avenues, two lots, 51x150 feet each, sold for the Prudential Investment company to S. T. Eldridge; consideration, \$4100. Also, in same tract a lot 51x150 feet to Thompson Bosler for \$2100, and a lot 50x170 feet on Miami avenue, between Wilshire boulevard and West Sixth street, for Lucy E. Wheeler to Dr. R. W. Morris, for \$2000.

In Willowbrook Tract

The sound of the hammer and the saw is heard on every hand in Willowbrook tract, on the Long Beach car line. General activity in this tract is apparent, as eight houses are now in course of erection, and it is stated that

MISSION HOME ON SOUTH UNION AVENUE



Residence of Old California Style for A. I. Cohen

The accompanying illustration of the old California mission style of home of A. I. Cohen, a Los Angeles capitalist, is a creation of S. Tilden Norton, the architect, erected at a cost of \$4000. This one-story dwelling occupies a ter-

plans are out for five more dwellings. The class of houses on this tract is generally of bungalow design, though several two-story houses have been erected.

Thirty-one lots were sold in Willowbrook during the past two weeks by Harbert & Butterworth. All are half-acre lots that were sold at \$300 each. Many of the purchasers took two or more lots, intending to build upon one and hold the other as an investment, in the meantime cultivating the soil and raising vegetables, small fruits and berries. This is said to be quite profitable where water is free, as it is at Willowbrook.

A Bunch of Sales

Strong & Dickinson report sales as follows:

In Gus B. Hill's Independence tract—To J. H. Armour, lot 56, \$600; B. O. Johnson, lot 61, \$600.

In Marsh's Central Avenue tract—To Laura Wilkins, lot 70, \$350.

In Hollywood High School tract—To Allison Eley, lot 18, block G, \$450.

In Figueroa Street tract—To M. Sundin, lot 96, \$525; John P. Livoni, lot 109, \$475; May Horgan, lot 229, \$475; Mary E. Owens, lots 97 and 98, \$1000; Julia V. Dunphy, lot 228, \$475.

In Crenshaw's Arlington Heights tract—To Harvey Davis, lot 19, block 41, \$800.

In East Jefferson Street tract—To William S. Holland, lot 112, \$800.

In Salt Lake Railroad tract—To I. Ayala, lots 54 and 55, \$900.

Oswald Home Tract

The Salak-Santon company, chamber of commerce, report active demand for lots in Oswald Home tract, with recent sales as follows:

Lot 8, block 1, Nettie Kirby, \$800; lot 6, block 2, M. A. Thompson, \$750; lot 11, block 3, R. E. Wells, \$700; lots 3 and 4, block 5, Amelia Jacobson, \$1400;

traced lot 50x150 feet, at 1017 South Union avenue.

The exterior is plastered with cement, and the trimmings are mission galvanized iron tiles. The recessed veranda is an artistic feature of the exterior construction. The reception hall is 6x10 feet. On right of the hall is the living room 12x16 feet, the dining room 11.6x16.6, at the rear the butler's pantry and kitchen, 12x14 feet with kitchen pantry and other household conveniences.

lot 14, block 1, F. M. Baldauf, \$725; lot 22, block 3, Alvina Nehring, \$750; lot 15, block 3, H. Bedford, \$800. The same firm are offering large lots in their Martin tract, on the Long Beach car line, at \$375 up.

South Vermont Avenue Tract

This tract was formally placed upon the market last week and twenty-three lots sold through the agencies of the Robert Mitchell company, A. T. Jennings & Co. and Goodhue, Barber & Soelle, at \$350 each. Among the investors are C. E. Grost, H. J. Skewes, I. Cohn, Phil Denitz, B. A. Jenkins, S. Sullivan, LeGrand Betts, E. E. Johnson, A. Silver, C. A. Sewell, C. E. Rhone, T. Burger, A. Robertson and James Manning and W. L. Adams. The management announce that they intend to sell only 50 lots at \$350 each, while the work of improving the streets is progressing. The tract is situated one-half mile south of the city limits, and fronts on the Vermont avenue and the Redondo electric car lines. The tract has been divided into lots 50x143 feet. There are 182 lots in the entire tract.

WIDE LOTS IN RAMSAUR TRACT

New Proposition Offered by California Land Syndicate

Those who want desirable home lots of good width and depth on the Long Beach electric car line, within a short ride of the city hall, will be interested to learn that the Ramsaur Street tract, the property of Strong & Dickinson and M. J. Nolan, has been subdivided by the California Land syndicate into lots 55x154 feet. These lots will be sold at \$1 down and 1 per cent a month until paid for, no interest and no taxes.

Speaking of this proposition George B. McLaughlin, the president of the California Land syndicate, said in an interview: "The day of the twenty-five-foot lot for a residence is past."

At the left of the reception hall is a large chamber 12x14 feet, connected with the second chamber by a dressing room containing lavatory, wardrobe, etc., with bath room in adjoining space.

At the rear is the guests' chamber, the servants' room and a screen porch. The floors of the principal rooms are of quarter sawed oak, and the walls and ceilings are tinted and decorated with neat ornamentations. The hot air furnace is in the basement.

It is just as easy for a real estate firm to subdivide cheap property into large lots, so a man can turn around without going out into the street. We are selling adjoining half-acre lots in the Ramsaur street tract at \$300, \$25 down and \$10 a month, no interest and no taxes. Provision has already been made for ample supply of artesian water for every lot in the tract. The water system is to be greatly improved by the present owners to meet all requirements of the future. Many of the lots have been sold and a number of new homes are to be erected without delay.

LOS ANGELES CAPITAL
IN SALT LAKE REALTY

R. A. Rowan and wife have been

visiting at Salt Lake City. Mr. Rowan journeyed to the city of the saints for a rest, but it appears that "good things in sight," or force of habit caused him to invest money in business property. In the columns of the Salt Lake Telegram of May 22, appears the announcement that Mr. Rowan "closed a deal by which he becomes the owner of fifty-five feet of ground on the west side of State street, between Second and Third South streets. The sale was made by W. J. Halloran and the consideration was \$800 a front foot. Mr. Rowan is negotiating for several other pieces of property and it is expected that the deals will be closed in a day or two."

Tracing the Taint

"Who's your father, my little man?" "Mister Brown is my father." "And what's his business?" "He runs a bucket shop." "And where have you been?" "I've been to have my hair cut." "Did you pay for it?" "Sure." "And don't you know the money you gave the barber was tainted?" "Aw, 'tain't de money dat amells so—it's de hair oil."—Cleveland Plain Dealer.

REALTY DEALERS
KEEP MOVINGLOCAL CAPITALIST INVESTS IN
SALT LAKE CITY

ADAMS GOING TO VANCOUVER

Illinois Home Seekers Buy Near Sawtelle—Wilbur O. Dow Is Home From Trip to Bullfrog and Goldfield

Los Angeles realty dealers and capitalists are getting in on the ground floor at Salt Lake, where it is claimed there are many opportunities for profitable investments.

Robert A. Rowan, who has been out of the city for a number of days, has made a stop at Salt Lake, and it is understood that he has purchased several business lots in the city of the saints. He bought one lot near the Knutsford hotel on State street, frontage fifty-five feet, for \$12,500.

One of the first of the local investors to reach Salt Lake after the opening of the new road was Peter Haack, who states that he contracted for property valued at \$120,000. Mr. Haack is confident that he secured a bargain.

James Huddleston, an Illinois man, who some years ago bought a fruit ranch at Glendale, has disposed of his holdings at a good profit, and has purchased a five-acre tract near Sawtelle, where he will erect a dwelling and make his future home.

W. H. Whicheh, also from Illinois, who arrived two weeks ago, has bought two acres of land near Sawtelle. He will reside on the place.

J. H. Vickery of the Huntington Beach Realty company has returned from a business trip in the east.

Wilbur O. Dow of the Home Real Estate company, has returned from Las Vegas. He has made a trip in a wagon to Bullfrog and Goldfield for the purpose of informing himself as to actual conditions and for recreation. Mr. Dow years ago traveled all over the territory that is now so famous as a mining region, but he was not looking for gold then.

Abel Augustine Adams, a local realty dealer and bond broker, is planning to make a trip to Vancouver. He states that he has been so hard at work of late that he feels that he should have a rest, and it is his purpose to go where he can rid himself of the thought of business and take a look through a country entirely new to him. He does not even want to see a billiard table until he returns to Los Angeles.

The Herald has received a copy of the Builders' Guide and Real Estate Record, a weekly publication devoted exclusively to realty interests.

The Service Bros. have taken possession of rooms in the Frost building.

W. B. Merwin is in the east on a business and vacation trip.

Ingram & Briggs have enlarged their real estate quarters in the Braly building by leasing suite 1101.

City Property Sold

Ben White reports that he has closed sales as follows:

Four new five room flats, with lot 50x170 feet, at 1111 West Washington street for Nettie A. and Milton R. Pittenger to Joseph Gemen, \$10,500.

A ten room residence, with lot 40x167 feet, at 1918 Lovelace avenue, for H. Mathewson to L. Pratt, \$6000; purchased as an investment.

A new six room cottage, with corner lot 45x140 feet, on the southeast corner of Eastlake avenue and Manitou, \$3000, for same parties.

A lot 50x135 feet, with a five room cottage, at 220 Cooper street, for A. Har-

mon to A. C. Sprechman, \$1800; purchased for a home.

A five room cottage at 1171 East Thirtieth street, together with a lot 23x135 feet, for I. Widley to Martha Jenks, \$2000.

For Jennie M. Bull to George Dundas, a five room modern cottage, lot 50x150 feet, at 1403 Dewey avenue, \$2800.

For Alida Askay to George Dundas, lot 50x150 feet, running through from Forty-seventh to Forty-eighth street, with a five room cottage thereon, being 956 East Forty-seventh, \$2500.

Also, for Etta Arbogast to S. M. Smith, a lot 104x238 feet, with a five room cottage on Lake Shore avenue, about 200 feet west of Alessandro avenue, \$1800.

Althouse Bros. report the sale of city property as follows:

Fred Grass to A. P. Fleming, twelve unimproved lots, 50x135 feet each, on Juliet street, between Adams and Twenty-fourth streets. The new owner will improve with modern eight and nine room houses as an investment. Total consideration, \$15,000.

D. Fuchs to Ben L. Bear, the southeast corner of Pico and Hoover streets, improved with three stores and a cottage, lot 60x90 feet; an investment; consideration, \$10,500.

West Ninth Street Heights company to C. Swain, an unimproved lot on the west side of Fedora street, 200 feet south of Ninth street. Mr. Swain will improve at once with a residence for a home to cost \$4500. Consideration, \$1200.

L. L. Bowen has sold through the agency of the Jones & Ryder Land Co., to Caroline Burly the northwest corner of Twenty-ninth and Dalton avenue, lot 50x150 feet improved with six room cottage, new. Consideration, \$3750.

Mines & Farish report the sale of a lot, 50x108 feet with nominal improvements on the west side of Figueroa street, 235 feet north of Pico street from Maria Mary Mytton to W. I. Vail. Consideration, \$10,000.

Holmes & Walton report sales of city property as follows:

Martha W. Harris to B. A. Correlles, an unimproved lot, 104x127 feet, on the southwest corner of Santa Fe and LeGrand avenue; consideration, \$3000.

E. M. Draper to L. L. Baker, a lot, 40x105 feet to an alley, on the west side of Central avenue, about ninety feet north of Twelfth street, improved with a three-story frame store and flat, building renting for \$33 per month; consideration, \$5500.

A. H. Steinhilber to Charlotte Cope and Sabina Bittinger, an unimproved lot, 50x150 feet, on the west side of La-Salle avenue, 150 feet south of Twenty-seventh street; consideration, \$1200. Purchaser will improve at once.

E. G. Wood to Anna C. Burger, an unimproved lot, 50x214 feet, on the east side of Ellendale place, about 550 feet south of Adams street; consideration, \$2100. Purchaser will improve at once by erecting a dwelling.

ALAMITOS BAY OPENING

Special Attractions on the Coast for the People—Enjoy the Fun

The grand opening of the Alamitos Bay tract will occur on Tuesday, May 30—all day.

Electric cars will run direct from Sixth and Main streets to the bay, inside of forty minutes.

The main attraction at the bay will be the playing of fifteen pianos at the same time. There will also be automobile and boat races, swimming matches and the great fire drive.

Robert Marsh and Strong & Dickinson state that lots in Alamitos Bay tract are selling rapidly and that inside of sixty days all will be sold. Many new dwellings are being erected. The owners are just opening Alamitos Bay Tract No. 2.

"Let me see," began Mr. Hienpeck, "the wooden wedding is the fifth anniversary, isn't it?" "No," snapped his wife. "When one marries a blockhead, the ceremony is itself." But the miserable man had said—Exchange.

HALF MILLION DOLLARS
IN MANY BIG BUILDINGS

WORK ON AUDITORIUM BLOCK TO BEGIN IN JUNE

Plans of the Scottish Rite Temple Are Approved by the Masonic Committee—Higgins Block on South Spring Street

The plans for the Scottish Rite temple, to be erected on the west side of Hope street, between Ninth and Tenth streets at a cost of \$100,000 when furnished, have been approved by the Masonic committee and bids for the improvement will be received by Hudson & Munsell, architects. The temple will be two and a half stories.

Thomas Higgins will erect a \$50,000 brick of six stories on a lot 43½x150 feet on the east side of Spring street, between Seventh and Eighth streets, that was recently sold by Frank Schumacher for \$63,000. Architect Haley has been directed to prepare plans for the improvement.

The plans drawn by Architect C. F. Whittlesey and O. H. Neher for the Auditorium building to be erected on the northeast corner of Olive and Fifth streets at a cost of \$350,000 have been approved by the company building committee. The structure will be fireproof, nine stories and will include six store rooms, a great auditorium at the rear and 113 offices and studios. The auditorium will accommodate 5000 people. The stage will be 40x100 feet. Active operations will begin in June, when the old building will be removed.

The plans for the Elks' temple on the corner of Fifth and Olive streets, drawn by Architect Rosenheim, have been approved.

LAKE LAND ACREAGE
FOR FARMING AVAILABLE

California Land Syndicate in Charge of Colonization and Development Enterprise

During the past week the California Land Syndicate of Los Angeles completed a deal by which the syndicate will handle several large tracts of rich farming land, embracing 50,000 acres, located in the lake sections of Kings, Fresno and Tulare counties, 250 miles north of Los Angeles. Negotiations for the acreage have been pending for some weeks, and through the efforts of President McLaughlin, Secretary Geo. A. Phillips and other officers of the syndicate, the colonization and development of the land will be directed from the Los Angeles office, 133 South Broadway.

The land is located in a rich section of the state and the climate is all that could be desired. The nearest important town is Hanford, with population of about 6000, where there are seven banks with heavy deposits. A large part of the land lies seven miles southeast of Hanford and four miles from the town of Goshen. Acreage will be sold at \$15 to \$25 per acre with water privileges and at from \$7.50 to \$10 per acre where the purchaser will provide for water on his own account. The land is available for the production of heavy crops of alfalfa and wheat and also for stock raising purposes and for vineyards.

It is stated that many prosperous farmers reside on the lake lands, and that the section is filling up rapidly with a fine class of industrious people.

Funeral Customs in Ireland

A very curious old custom is associated with interments in the cemetery of Labrak, Connemara, Ireland. A box of pipes—short clays—is brought to the coffin, and a pipe of tobacco is served out to each mourner. The pipes are smoked in silence after the earth has been filled in and a mound of stones raised above the grave. The origin of this custom is unknown, but it is thought to be emblematic of "ashes to ashes, dust to dust."

Everything you want you will find in the classified page; a modern encyclopedia.