Part II

LOS ANGELES SUNDAY HERALD

Real Estate Section

LOS ANGELES, CAL., SUNDAY MORNING, JULY 2, 1905.

BUILDING VALUES OVER $1,500,000

FORECAST OF FIGURES FULLY VERIFIED

THE GREATEST JUNE RECORD

Total Permits 764; Total Valuation of All Improvements, $1,525,879 —June Comparisons for Period of Five Years

Those who may be skeptical concerning the solid growth of Los Angeles should study the accompanying official tabulation of building improvements in the city for the month of June, 1905, to have all doubts removed if any still exist.

The figures serve to further emphasize the claim that Los Angeles is expanding, growing at a wonderful pace, and the month of June goes into local history as the greatest in improvements in all the history of the city for a summer month.

The total number of permits issued by Superintendent Backus was 764, the valuation of improvements being $1,525,879, exceeding the valuation for June, 1904, by over $450,000. And still activity in building enterprise continues. Possibly the record for July will be close to $1,500,000. It is known that permits for several large improvements will be issued during the month.

June Building Complete

Following is the tabulated statement of all classes of improvements in Los Angeles for June, 1905:

	Permits.	Value.
5-story brick buildings	2	$103,000
4-story brick buildings	2	181,000
3-story brick buildings	6	159,250
2-story brick buildings	5	44,950
1-story brick buildings	12	65,311
2-story frame buildings	76	263,120
1½ story frame buildings	40	75,223
1-story frame buildings	390	362,448
Demolish flats	2	250
Frame flats	14	62,844
Sheds	46	5,235
Brick alterations	8	11,702
Frame alterations	156	59,371
Apartments and tenements	4	117,175
Churches	1	15,000
Grand total	764	$1,525,879

Comparison With Other Years

	Permits.	Value.
1904	565	$1,075,540
1903	464	941,028
1902	325	784,316
1901	192	281,467
1900	146	181,122
1899	141	233,230

Building in Wards

Below is the summary of improvements for the several wards for June, 1905:

	Permits.	Value.
First ward	95	$98,143
Second ward	89	136,400
Third ward	39	260,219
Fourth ward	66	236,815
Fifth ward	129	233,360
Sixth ward	231	211,725
Seventh ward	21	46,897
Eighth ward	46	172,485
Ninth ward	48	69,835
Total	764	$1,525,879

Principal Improvements

Among the principal building permits issued during the week were the following:

W. C. Hauser, a two-story frame, at 4095 Cummings street; $2500.

Los Angeles brewery, a one-story brick and steel building, near southeast corner of Moulton and Main streets, $12,491; A. F. Rosenheim, architect; C. J. Kubach & Co., builders.

J. A. Cunningham, a two-story frame at 225 West Avenue 52; $2600; F. M. Tyler, architect; C. W. Brett, builder.

M. E. Walker, a one-story frame, at 5000 South Los Angeles street; $2000.

Hong Sang Co., a one-story brick, on Juan street, near Apablasa, $5000; Austin & Brown, architects; F. L. Spaulding, builder.

Richard V. Day, a two-story concrete and brick residence, at 12 St. James Park, $6000; F. K. Heinlein, architect; John W. Gibbs, builder.

James M. Smith, a two-story frame, at 2348-2350 West Pico street, $3500; A. L. Walters, builder.

Cribb & Sinclair, a two-story frame, at 2374 West Washington street, $3000.

Pacific Athletic club, a one-story brick, at 912 Chavez street, $6500; Page & Co., architects; H. J. Myers, builder.

C. E. Welsh, a one and one-half sotry frame, at 214 North St. Louis avenue, $2200; J. K. Mollett, builder.

Henry C. Jensen, a two-story frame on west side of Cimarron street, 230 feet south of Sixteenth street; $2500.

C. C. Patterson, a two-story frame, at 164-170 North Beaudry avenue, $4000; C. E. Shattuck, architect; W. R. Wright, builder.

C. C. Patterson, a two-story frame at 1032-1038 Colton street, $4000; C. E. Shattuck, architect; W. R. Wright, builder.

C. C. Patterson, alterations to a flat at 1024-1030 Colton street, $2500; W. R. Wright, builder.

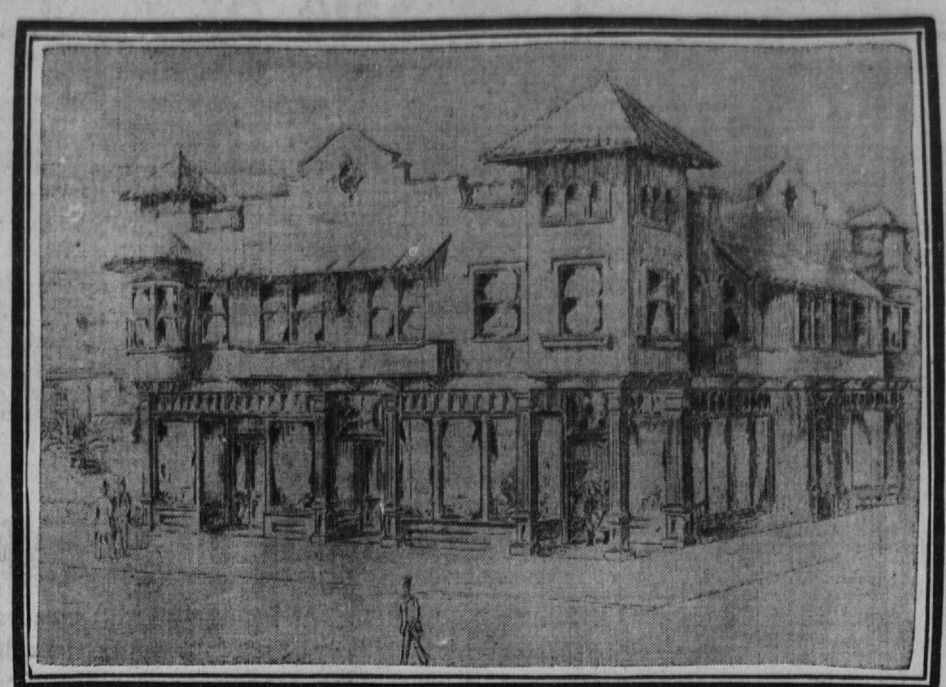
Los Angeles Railway Co., three-story concrete buildings on South Park avenue, between Fifty-third and Fifty-fourth streets, $20,000; E. S. Cobb, architect.

Joy A. Winans, a one-story concrete building at 4565 Pasadena avenue, $4000; X. Lourdon & Son, architects.

Leon Maupus, a one-story concrete warehouse at 1902 Atlantic street; $7320; Geo. F. Costerisan, architect.

Herman Beattcher, a two-story frame at 726 East Thirty-second street; $2650; Geo. E. Brewer, builder.

LARGE BUSINESS AND APARTMENT BUILDING



WEST SIDE IMPROVEMENT

Modified Mission Style Structure on Corner of West First and Beaudry Avenue Built by Ramish & Marsh

Prominent among the latest improvements beyond the bluff is the Ramish & Marsh two story combination business and apartment building erected on the northwest corner of First street and Beaudry avenue, an enterprise that involved an outlay of $8000.

The building is of the modified mission style of architecture, the plans for which were drawn in the office of Architect C. F. Skilling. The frontage is fifty feet on First street and sixty feet on Beaudry avenue. The first floor is subdivided for three storerooms, the one on the corner being 22x24 feet, the one fronting Beaudry avenue 20x50 feet and the one fronting First street 22x40 feet.

The second floor contains eighteen separate apartments, with bath rooms, closets, pantries, buffet kitchens, screen porches and balconies.

In the parlors are mantels, and provision is made for speaking tubes, electric bells and other household conveniences.

Plate glass windows form the fronts for the stores and the front of the upper story is cement plaster.

The entire building is occupied, the investment giving the owners a good monthly income.

MANY LOTS SOLD IN WALNUT PARK TRACT

Lots in Walnut Park are meeting with ready sale, due to the electric line now being constructed past the property on Moneta avenue and the excellent street improvements that are being put in. Moneta avenue, as well as Vernon avenue, is now being graveled and oiled and improved with heavy cement curb and five-foot sidewalk and other streets in Walnut Park will be similarly improved. A number of handsome residences costing up to $6500 are under construction. As the name of the tract indicates, the lots are shaded by large softshell English walnut trees in full bearing, producing a park-like effect. It is expected that values will be materially enhanced as soon as the new line on Moneta avenue is in operation, which accounts for the spirited sales on that thoroughfare.

The owner, Emil Firth, reports the sales of thirty lots ranging in price from $650 to $2150 and aggregating $29,750, to the following parties: Wm. Gorbach, northeast corner of Moneta avenue and Forty-fifth street, $2150; Mrs. C. Munden, southeast corner of Moneta avenue and Forty-fifth street, $1800; C. W. Stockwell, northeast corner of Moneta avenue and Forty-sixth street, $1800; Reinhard & Wilson, southeast corner of Moneta avenue and Forty-sixth street, $2000; E. Hatton, northeast corner of Moneta avenue and Forty-seventh street, $1800; H. C. Hall, southeast corner of Moneta avenue and Forty-seventh street, $1800; C. H. Campbell, R. E. Hines, Mercantile Loan & Investment Co., R. S. Marshall, Will S. Gregg, William Couser, Joseph F. Bierrend, W. E. Hickey, John Anderson, C. A. Chelgreen, Adah S. Holt, Carrie L. Simmons, Margaret Berry, Ada M. Jones. Most of the purchasers bought for immediate improvement.

FAME OF OCEANO BEACH

Wealthy Syndicate Interested in the Gigantic Enterprise

The Oceano Beach property has been the talk of the week in real estate circles. The Oceano Beach syndicate, it is stated, is the strongest in point of wealth that has yet been formed in real estate enterprises. It is headed by such men as Harry Gray, the capitalist and vice-president of the Southwestern National bank, Hulett C. Merritt, the multimillionaire of Pasadena; H. D. Lombard, the capitalist residing in St. James Park; Benjamin Harding, largely interested in Venice and Ocean Park property; Syd T. Smith of Chicago, George E. Hart, the well known real estate operator; L. E. Porter, the Arizona mining man, who has recently purchased the elegant residence at 2100 South Figueroa street, and E. Avery McCarthy of the McCarthy company, whose holdings in this city are well known to all the readers of these columns. The personnel of the syndicate alone insures success in carrying out the enterprise, and the property itself, it is claimed, has the unusual merit of being the finest, widest, cleanest, longest and safest beach on the California shores and is destined in time to be one of the greatest resorts of the state. The sales of lots the first two days of the sale have been over $25,000, over 100 lots being sold. And inquiry from outside towns come in every day.

Byron Erkenbrecher, part owner of the Detroit, will be in evidence at yacht races in future.

SPREADING OUT NEAR HOLLYWOOD

MARVELOUS EXPANSION NORTH OF SIXTH STREET

LARGE ACREAGE IS BOUGHT

Corporation Formed to Develop Naples, the New Coast Town—Capital Stock Is Five Hundred Thousand Dollars

To those who have been giving close attention to the growth of the city during the last six months the improvement work now in progress from Sixth street north to Hollywood along Western avenue is nothing less than marvelous. No less than five big pieces of acreage in this section of the country have changed hands within the last six weeks or two months at prices ranging from $1000 to $3000 an acre. Offers have been made for many of the smaller holdings and it is apparent that a considerable movement in realty may be expected during the next six months in this locality.

More than $150,000 is the value of residences being erected at the present time and many more fine structures are to be built.

There is every indication that a new electric line into this district is to be built at once. Surveys have been run for two different lines which would tap the territory in question, which would bring this sightly zone into very close connection with the city's business center. The plans of the railways doubtless have had their effect in giving an impetus to this district, which is a third to one-half mile nearer the business part of town than the most fashionable portions of the southwest, with a vastly finer view. Considering the values placed on holdings elsewhere in desirable residence sections of the city and suburbs, the prevailing prices here are extremely low, but a stiff advance is coming in the near future, according to the statements of some of the extensive operators in this field. It is predicted that the general range of prices will be raised 20 to 25 per cent on all desirable holdings within the next sixty days.

Naples on the Coast

The Naples company with a capital of $500,000, in shares of $100 each, has been formed to develop Naples, near Alamitos bay. The incorporators are Dr. Henry West Hughes, Capt. A. C. Jones, Frank E. Walsh, Rudolf Mausard, A. M. Parsons and A. C. Parsons. Extensive improvements have already been made at Naples.

Willis George Emerson has returned from a trip to Denver, Goldfield and San Francisco.

Ben White, the real estate broker, leaves next week for the east and will visit the Portland exposition before returning. His family will accompany him. Mr. White's business will be in charge of H. C. Thompson during his absence.

CITY PROPERTY VALUES ILLUSTRATED BY SALES

Althouse Bros. report the following additional sales: Mary J. Bailey to G B. Cash, a new six-room bungalow at 1672 West Jefferson street, lot 50x133 feet, bought for a home. Consideration $3200.

T. F. Whorton to C. H. Abbott, two unimproved lots on the east side of Hobart avenue, 200 feet south of Twenty-ninth street, lot 80x133 feet. Mr. Abbott will improve with a fine two-story residence to cost $5000. Consideration $1300.

M. Le Marquand to A. Bettin, a lot improved with a small store, lot 50x125 feet. Bought as an investment. Consideration $5500.

H. B. Ferris to M. P. Gilbert, an unimproved lot on the west side of Arapahoe street 100 feet north of Eleventh street. Lot 60x142 feet. Purchaser will improve with a fine residence. Consideration $2750.

West Ninth Street Heights Co. to R. A. Smith, an unimproved lot on the west side of Normandie avenue 200 feet south of Ninth street. Lot 50x128 feet. Mr. Smith will improve with a mission style residence to cost $4500. Consideration $1200.

Pearl Gleason to George H. Rector, an unimproved lot on the south side of Pico street opposite Burlington avenue. Lot 50x125 feet; an investment. Consideration $4250.

A. E. Keyes to E. M. Smith, a new two-story house located at 2943 Brighton avenue. Lot 50x140 feet. Consideration $5500.

Los Angeles realty dealers join with the chamber of commerce in sending the Salt Lake Commercial club a handsome silver loving cup, inscribed as follows: "The chamber of commerce of Los Angeles, Cal., present this token of good fellowship to the Commercial club of Salt Lake City, Utah, in remembrance of its unbounded hospitality June, 1905."

GREATEST SALE OF LOTS NEAR VENICE OF AMERICA

IN HISTORY OF ALL BIG DEALS IN REALTY

Near Three Hundred and Fifty Grand Canal Lots Sold in Two Hours for Aggregate Sum of Four Hundred and Five Thousand Dollars

Saturday forenoon there was a remarkably quick sale of choice residence lots on the grand canal in the Venice Canal Subdivision, under the direction of Robert Marsh & Co. and Strong & Dickinson. The subdivision is 450 feet south of Venice and 600 feet from the ocean front, the lots fronting the canal.

The sale opened at 10 a. m. and in less than two hours 335 lots were sold at $1000 to $2000 each, the aggregate being $405,000. Many of the lots were sold on reservations at agreed figures and but few lots remain to be sold.

This is said to be the quickest sale of lots for such a large amount in the history of all realty transactions in or near Los Angeles.

The grand canal, fifty feet in width, with ten-foot walks along the front of the lots, divides the subdivision. The canal is to be extended to Playa del Rey.

Sales at Alamitos Bay

Robert Marsh & Co. report sales of lots as follows during the week ending July 1:

Alamitos Bay tract, Robert Marsh & Co. and Strong & Dickinson, agents—Adelaide H. Wood, $1225; G. I. Symington, $1375; Morris T. Owens, $1375; F. R. Kellogg, $1375; C. Ella Sterling, $1450; G. Stromee et al., $600; O. A. Blattner, $1750; Helen W. Cole et al., $1375; Margaret E. Owens, $650; Mrs. L. P. Hansen, $650; H. J. Caldwell, $1525; Mrs. Louise Y. Pratt, $1325; Charles Wheeler Chase, $800; Dr. J. Hamilton Thurston, $1500; Fred W. Wood, $650.

R. S. Saunders, for the North Manhattan Beach company, reports $15,000 in sales for the week. The fine pavilion for the ocean front has been completed.

Bank Stock for Sale

At Only $5 Per Share

Plan to Secure 1000 Stockholders. No One Allowed to Purchase More Than $500 of Stock

The people of Los Angeles can now buy bank stock at only $5 per share. No one will be allowed to purchase more than $500 of stock. Capital is to be increased to $500,000, making a bank of a thousand small stockholders, thereby becoming the people's bank of Los Angeles. The Consolidated Bank of Los Angeles has decided to place its stock with the people, believing that in securing a thousand stockholders it will secure a thousand depositors at the same time. Investors can purchase such stock with absolute safety as to perfect security, and realize a handsome profit therefrom, as has been done by the owners of stock in the various other banks of Los Angeles. This is the only opportunity ever offered the general public to buy stock in a Los Angeles bank at $5 per share. We would rather have 5000 stockholders of $100 each than 1000 of $500 each. We want the greatest number of stockholders, as the more stockholders there are the stronger the bank. All stock fully paid up at Five Dollars per share. Purchasers can buy from 1 to 100 shares at $5 per share, but no one can buy more than $500 of stock. Subscription books just opened. Purchasers can subscribe for 100 shares and pay for the same in weekly payments of Five Dollars, and receive one share of paid-up stock as each $5 payment is made. We want the people to become the stockholders in the people's bank of Los Angeles. Officers: William H. Carlson (ex-mayor of the city of San Diego), president; J. G. Estudillo (ex-state treasurer of California), first vice president; F. H. Dixon (ex-state harbor commissioner of California), second vice president; A. W. Carver, cashier. Call or write for further information. Pamphlets, etc., mailed free on application. CONSOLIDATED BANK, 124 South Broadway (ground floor Chamber of Commerce building), Los Angeles, Cal.

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