

Last Grand Excursion Next Saturday, November 25

Go and See

The Walton Villa Tract

Go and See

As a special inducement during this excursion the first payment will be reduced from \$50 to \$25 per lot. This beautiful property joins Compton on the north, giving the advantages of schools and churches. Long Beach Electric Line runs through the property. We give our purchasers all the city improvements; cement sidewalks, graded streets, building restrictions such as to warrant nice houses and good neighbors, water piped to every lot and free for two years—good view of the mountains.

Lots \$200 to \$450

\$25.00 Down and \$10.00 a Month

Free Water Privileges for Two Years

What have you to show for your rent money at the end of the year? Apply your rent money toward the purchase of a lot and let us build you a house on monthly installments. The best asset is a home which you own.

After November 25

The Price of Lots Will be Advanced Ten Per Cent

For Information and Tickets Apply to

Colonial Mortgage and Trust Company

Home Phone 1130

Sunset Main 6224

518 and 519 H. W. Hellman Building, Los Angeles, Cal.

Office open Thursday and Friday evenings until 9 o'clock for free tickets; also Saturday evening for closing these special contracts.

BEAUTY LOTS IN HIGHLAND PARK

MONDAY, NOVEMBER 27, GRAND OPENING DAY

Over Sixty of the 230 Lots Sold in Advance, and Demand is Spirited at the Office of Grider & Hamilton

Highland Park, which has long enjoyed enviable distinction as one of the choicest suburban communities of Los Angeles, has taken remarkable forward strides within the past year or two, and really it is necessary to visit that pretty and progressive section in order to appreciate what has been done. To illustrate the spirit of the community it may be cited that the Highland Park Improvement association has undertaken, among other things, to see that all the streets in the little city are given modern improvements, graded, and graveled streets, cement walks and curbs and other outward marks that serve best to indicate the model community. Highland Park has long been notable for its handsome and neat homes. A well-groomed home property is here characteristic of the citizens of modest means as well as those with whom the work of improvement is made easy by the possession of wealth.

Educational Advantages

Occidental college, a higher educational institution which is enjoying rapid growth and a welcome physical expansion, is an inseparable factor in Highland Park's progress and prosperity. It is well backed up by a \$30,000 public school. For a park there is Sycamore grove, a beautiful breathing spot, which is unique in its way. The expansion of Highland Park has been in all directions. Eligible property for subdivision has become very scarce. Even the arroyo has been crossed, while in the opposite direction the foothill country has been invaded. Everybody who has ridden over the old line to Pasadena knows that the immediate frontage is nearly built up in the present city streets, also provided thickly with comfortable homes, have been laid out.

Delightful Elevation

Highland Park proper is 543 feet above sea level, and is thus almost free from both fog and frost. The damp chill of the lower sections is unknown. As for healthfulness, it is sufficient to say that there has never been a case of typhoid, diphtheria or any other malignant disease that was traceable to unhealthy local conditions.

The growth of Highland Park has been so rapid as to make eligible property for subdivision and improvement very scarce at the present time. Grider & Hamilton and A. E. Bell therefore accounted themselves very fortunate in securing a triangular tract comprising over 230 lots lying between Avenues 56 and 61 and being actually bounded by Avenue 56, New York street and Aldama street. The tract is at some elevation above the older portion of Highland Park tract, and commands a splendid view in all directions. The mountains of the Sierra Madre and San Bernardino ranges are in full view, including the snow-capped crown of "Old Baldy." Mount Lowe and Mount Wilson, toward the east the Raymond hotel in plain sight, and in the opposite direction stretch the well-kept homesteads that lead toward the Eagle Rock country.

Street Car Service

This property, which is known as Grider & Hamilton's Highland Park tract, is within easy access by three car lines—University and Garvanza, which will be extended through this tract to Avenue 64 and the old line to Pasadena. The location is slightly, the land being rolling, with many sites commanding fine views, and extending over into the valley leading to the Eagle Rock country. Many large shade trees grace the tract. The improvements will be first-class, including oiled roads, cement walks, curbs, etc., and the work will be begun at once. The lots will be of good size, and in each case will extend to a twenty-foot alley.

Monday, November 27, has been set as the opening day for Highland Park tract, but over fifty lots have already been sold in advance of the opening, showing the large degree of interest manifested on the part of the home-seeking and investing public. The "ceremonies" of the opening will be conducted in a style with which Grider & Hamilton have long been identified, and it would not be at all surprising if the entire tract were closed out at that time.

Train & Williams—Plans for a three-story brick and basement structure for Varney & Green on San Pedro street, between Second and Third streets.

FINE STORY BLOCK ON NORTH BROADWAY



MABURY BUILDING

THE MAYBURY IMPROVEMENT

The erection of the new business and office building by the Mabury estate will soon begin. The structure is to be erected on a lot on the east side of Broadway, between First and Franklin streets, and will be an improvement of five stories with basement. The building will have a frontage of 89.02 feet, with a rear width of 89.55 feet; north line 124.64 feet and south line 91.75 feet. There will be light courts along each side in addition to

the ten-foot alley at the rear and also a court 12x64 feet extending from the basement, which will give an abundance of light to every part of the building. This court will be faced with enameled brick.

The construction of the entire building will be with a view to its safety from fire. The basement walls and pillars will be of concrete with granite base blocks; the first story front of Arizona sandstone, the upper stories of pressed brick with cornice of terra cotta. The sides and rear of brick. The interior woodwork will be metal

covered; partitions of fire-proof material and suspended ceilings of metal lath and plaster. Plate glass and iron will be used for store fronts. A large ornamental iron balcony will form a covering to the main entrance.

The first floor will be subdivided to suit the tenants. Each of the upper floors has twenty-three large office rooms, with the necessary toilets, etc.

There will be a sub-basement for machinery and boiler room. Passenger elevators, steam heating and other modern features are incorporated in its construction.

HOTEL PROPERTY SOLD FOR CASH

"LILLIE" AND "MINNEWASKA" HOUSES BOUGHT

Both Properties Taken for Investment at Prices Stated to Be Fair Valuation—Centrally Located

Among the important investment deals of the past week may be mentioned two big sales closed on Saturday. Mrs. Anna C. Severance sold through Robert Marsh & Co. and others to A. W. Bumiller and Ed T. Off the lot 60x155 feet, improved with a three-story building known as the "Hotel Lillie," located at 534 South Hill street. This hotel contains fifty rooms. The property is on the east side of Hill street, between Fifth and Sixth, and faces on Central park. Consideration \$110,000.

The purchase was made as an investment. At the above price the property is considered one of the best buys on the street today. It is understood that the present purchasers have been offered a substantial increase on the property.

Hotel Minnewaska

The Robert Mitchell company has sold through its agent, W. A. Walley, recently from Muncie, Ind., for Mrs. Maud Shields the three-story frame and plaster building known as the Hotel Minnewaska. The building was erected about three years ago by the grantor. It contains 130 rooms and is leased for a term of years at a monthly rental of \$800. The property is located on the southwest corner of Grand avenue and Second street, running through to Bunker Hill avenue, having a frontage of 145 feet on Second street and 120 on each of the other streets. The hotel occupies only one-half of the grounds, the remainder being vacant. The purchaser is Joseph Burkhardt, who paid \$87,500 for the property.

Bought One Hundred Acres

J. A. Venable has sold for \$12,500 to Theodore Comstock, through Ben White, 100 acres, eleven miles south of Los Angeles on the Santa Ana line of the Pacific Electric railway. The tract will be cut up into acre lots.

E. C. Kent—Plans for a two-story residence for P. S. Venable at Redondo and plans for a two-story dwelling for J. H. Bray on the corner of Tenth and Arapahoe streets.

ARCHITECTS ARE BUSY

Drawing Plans for New Buildings and Residences in and Around Los Angeles

Los Angeles architects are always busy. They are the artists who are called upon to design "something new" and substantial for homes and for business blocks, and there are no drones in the ranks of the draughtsmen. Among the improvements reported by architects to the Builder and Contractor last week were the following: Marsh & Russell—Plans for a Methodist church at Glendale. Westburg & Burke—Plans for a two-story brick business and apartment house, 112x120 feet, on southwest corner First street and Boyle avenue, for Pioneer Trust company. R. McKay Fripp—Plans for a patio house at Alhambra.

F. Furmentier—Plans for a two-story brick business and apartment house, 112x120 feet, on southwest corner First street and Boyle avenue, for Pioneer Trust company. R. McKay Fripp—Plans for a patio house at Alhambra. Parkinson & Bergstrom—Plans for a three-story brick for Downey estate on northeast corner of Tenth and Main streets.

Also plans for a three-story brick on corner of Ninth and Hill streets, 95x159 feet.

J. Lee Burton—Plans for a library building at the Soldiers' home, two stories, 70x104 feet.

O. L. Seelye—Plans for a bungalow for S. Young on Thirty-sixth street, near Dudley avenue.

A. Dudley—Plans for a bungalow for Mrs. A. P. Wilson on Van Ness avenue on Kinney Heights.

Lester S. Moore—Plans for a two-story dwelling on Avenue Sixty-six, near Pollard street, for Mrs. M. S. Major. Also plans for Mrs. Major for a cottage on Pollard avenue, plans for a bungalow for Fred E. Pierce on the corner of West Fourteenth and Rich streets, plans for a cottage for Mrs. E. Maloney on North Sichel street, near Avenue Sixth-six.

Kavanaugh & Barnes—Plans for the Old Folks' home on Vermont avenue, near Pico street for William Strickland. Also plans for a bungalow for J. C. Allick in West Adams street section.

Size and Style of Cards is explained in the booklet, "Card Courtesy," issued by our engraving department. It gives "a few words on visiting cards" and their use. Do you wish a copy? Sanborn, Vail & Co., 357 South Broadway.

No Time Like the Present, Go See

Crescent Heights

West Hollywood—The Ideal Homesite

The most beautiful scenic views obtained from every residence lot in CRESCENT HEIGHTS. No little dinky city lots, but

Large Villa Lots

Overlooking All Hollywood, Los Angeles and the Pacific Ocean

Water piped through large mains to every lot. The number of lots sold daily to prominent Los Angeles people declares Crescent Heights to be the best suburban property within reach of Los Angeles. Come out with us today.

Map and Free Tickets at Our Office—Open All Day Sunday

Norton & Hay

318 West Third Street Los Angeles, Cal.

Last Sunday Was a Record-Breaker

Pick Out Your Lots Today

Lots at WATTS---\$1 Down, \$1 Per Week

Lots \$100 and Up

Like all our property, right in the original and only Watts, where every development must take place.

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And We Are in the Center of It

We have no \$50 lots. We foresaw the importance of Watts two years ago and secured our property in the heart of that big junction city of the future. Every purchaser has made money by his investment. Bigger money than ever remains to be made. Every foot of our land is right in the path of present and future progress. You do not have to wait for years for development. It is there already. Every dollar now means two later on.

Golden State Realty Company

Founders of Watts and Originators of Easy Payments. Capital \$100,000. Assets Over Half Million Dollars.

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