

SUNDAY MORNING DECEMBER 27, 1909.

ACTION LIVELY IN REAL ESTATE

HOLIDAY SEASON HAS LITTLE EFFECT

Future Bright for Big Deals—Hill Street Frontage in Demand—More Fine Mansions for Pasadena Section

The holiday season and the universal buying habit as applied to real estate have had a tendency to distract attention from many of the good things in the real estate market during the past week or ten days, and as a result deals of some magnitude are still pending, but will doubtless be closed and soon the gladcome Christmas time is over.

Real estate dealers state that it has been next to impossible to transact business with those who are generally in the market for investment propositions. The buyers are either too busy drawing checks to make payments for holiday presents or are making preparations for journeys to the country or more distant points.

The past week, however, has been fruitful in the closing of a number of smaller deals in realty that are recorded in these columns. Brokers have endeavored to improve spare hours by closing up their books for the end of the year, so that they can start with about everything cleaned up.

The transfer records show that considerable business has been closed recently in ranch and tract property for subdivision at various points near the city. Acreage property for development and subdivision seems to be most attractive for capitalists who desire quick action on their money. They observe that lots are being sold readily to the hundreds of people who are looking for home sites and to many residents of the city who make it a practice of buying lots in all new tracts and holding them for the advance that has always materialized.

One of the leading real estate firms has secured an option on a valuable ten-acre tract in the Boyle Heights district that has been improved in a high class manner. Two car lines pass the corner. It is expected that the lots will be in great demand as soon as they are placed on the market. The entire Boyle Heights district has come into vogue as one of the most desirable residence districts in the city.

The past month has been a busy one with property owners and subdividers on the alert for good showing. Both sides of this street from Vermont avenue to Western avenue are to be subdivided by different well-known firms and a handsomely built district is assured by the judicious restrictions. A considerable amount of survey and preliminary work is being done by local engineers and it will be a very short time before active work will be in progress. A number of very large tracts are being completed across Wilshire west of Western preparatory to the grading and widening of that street. The drain to protect property owners against damage by storm waters on the easterly line of the "Wilshire Harvard boulevard tract," close to Seventh and Normandie avenue, will be one of the largest and costliest structures of the kind ever built by private enterprise. Eight feet in diameter, of cement and rock, it will in all probability be extended by property owners west of "Wilshire Harvard Heights" to the city limits at Arlington.

Property on Hill street, in the central business section, from First street south to Ninth, is looked upon with special interest by investors. Those who watch the trend of business concede that Hill street is "next" and that frontage valuations in that thoroughfare will increase rapidly within a few months. It is predicted that frontage on Hill between Third and Fourth streets will soon go to \$900 to \$250 a foot. The frontage of Gaudin and Laughlin buildings on Hill street has enhanced the value of all Hill street property.

It is announced that the new Oak Knoll tract, under the management of one of the show residence places of Southern California, if not the finest in the world, Howard E. Huntington, who was recently married, will erect a palatial mansion in Oak Knoll tract and Gilbert T. Perkins of New York, W. G. Kerckhoff and Henry E. Huntington will also build splendid homes. The cost of each of the homes will exceed \$50,000. Plans have been completed by H. E. Huntington and associates for elaborate improvements for the tract.

BIG BLOCK AT LONG BEACH

Important Improvement Planned to Involve an Expenditure of \$210,000

The Townsend Investment company is reported to have paid \$75,000 to the Seaside Water company for a lot 135x170 feet, between Pine and Pier avenues, and the bluff and Seaside boulevard at Long Beach. The purchasers will erect a four-story steel, brick and concrete building on the entire lot, the improvement to cost \$135,000. The first floor will be arranged for stores, the other floors for offices and apartments.

Athens Near Los Angeles

H. G. Warkins and Paul H. Blades have paid \$44,000 for the Spencer tract of eighty acres, south of the city limits, on the Redondo car line. The town of Athens will be established and Strong & Dickinson and Stone & Blades will handle the property.

On Gladys Avenue

The W. H. Clune Real Estate company has sold a lot 42x132 feet on the southeast corner of Eighth street and Gladys avenue, to C. C. Patterson; consideration, \$500.

Wall Paper Clearance

To close out some lots we offer the biggest bargain ever attempted. Patch size of your rooms, also for window shades Headquarters on burials. Our burials are heavy and can be pasted, painted or repaired. Glazing and painting.

WALTER BROS. 627 S. Spring.

FLOWER - EMBOWERED CALIFORNIA HOME



TYPE OF COMFORT AND BEAUTY

The above illustration is a fairly good representation of many beautiful homes in Los Angeles, in Pasadena, Hollywood and other suburban cities, evidences of wealth, refinement and admirable decorative taste. The architect in designing the residence shown in the picture combined eastern and California mission style of architecture, making ample provision for the sunshine and air. All of the rooms below and above are large, with polished hardwood floors and decorated walls and ceilings. The woodwork is of oak and maple and every known comfort in plumbing, light and heat is provided. The home is greatly admired for the beauty and elegance of the grounds.

Tropical trees and plants are grown in a high state of cultivation and roses bloom lavishly along one side of the residence and climb to the tower front and side. Numerous similar homes adorn the streets and avenues of Los Angeles and they are the wonder and envy of the thousands of strangers who visit Southern California.

STILL GROWING AT RAPID PACE

BUILDING STATISTICS FOR THE MONTH OF DECEMBER

Indications Are That the Aggregate Valuation for the Full Month Will Reach \$1,500,000. Marked Increase

The building statistics for the past week make further good showing for Los Angeles in the line of expansion, the permits issued being 211 for improvements valued at \$364,520. This includes the \$100,000 Howes-Farwell six-story block to be erected at 625-633 South Hill street. The increase is eighty-one permits and \$74,138 in valuation over the same week last year.

The total number of permits issued for the month this far was 663, for improvements aggregating \$1,067,601. Its value, as against 442 permits and \$850,589 in improvements for the same period in 1908. The gain in permits is 241, in valuation \$216,702. It is expected that December will close with new improvements valued at nearly \$1,500,000.

Summary for Month

Table with 2 columns: Description and Value. Includes items like 6-story brick, 2-story brick, 1-story brick, etc.

Improvements by Wards

Table with 2 columns: Ward and Value. Lists various wards and their corresponding improvement values.

Leading Permits

The following are among the principal building permits issued last week: Fortieth street, 1123 West—Eita M. Chick, 1142 West Fortieth street, owner; H. V. Hall, builder; one-story, six-room frame residence; \$2356. Fifty-ninth street, 208 East—Charles H. Barendorf, 302 Douglas building, owner; De Kalb Spurlin, builder; two-story, nine-room frame residence; \$2000. Twenty-fourth street, 132 East—A. L. Buckler, sixth street, owner; Mrs. L. A. Buckler, builder; two-story, eleven-room frame residence; \$3500. Thorp street, 465 West—George Bonder, 612 East Twenty-fourth street, owner and builder; one-story, seven-room frame residence; \$2000. Wright street, 1355-57—Pauline Scholz, 746 Crocker street, owner; Thomas Ford, builder; two-story, twenty-room frame flats; \$5000. La Salle avenue, 2937—S. F. Sloan, 934 West ninth street, owner and builder; one-story, seven-room frame residence; \$2000. Western avenue, 1934—Poole & Jones, 218 West Third street, owner; A. Carlson, builder; two-story, eight-room frame residence; \$3750. Twenty-ninth street, 2223 West—Mrs. Hester Parsons, 1628 West Twenty-third street, owner; D. Gates, builder; one-story, six-room frame residence; \$2080. Twenty-third street, 224 East—Mrs. M. M. Messmer, 516 East First, owner; W. F. White, builder; one-story, six-room frame residence; \$2000. Thirty-eighth street, 1200 West—C. A. Scovel, 1131 West Thirty-eighth street, owner and builder; one-story, six-room frame residence; \$2300. Hobart boulevard, 2313—H. L. Bowditch, 421 West Jefferson street, owner; H. L. Wilson, builder; two-story, seven-room frame residence; \$2500. Central avenue, 2108—D. S. Korn-

SANTA FE AVENUE ACTIVITY

Bunch of Sales Indicating Values Near Eleventh and Porter Streets

The following sales are reported by an active agent. The district covered is along Santa avenue down to Tenth street:

Lot 210x140 feet, northeast corner of Porter street and Santa Fe avenue, ten cottages, D. S. Cook to Marshall Stimson and J. L. Bullard, \$11,000.

Lot 40x140, southeast corner Sacramento street and Santa Fe avenue, three cottages, Morris Goldenson to C. M. and G. W. Stimson, \$4000.

Denver street, 942-944—Lulu C. Blackman, 2010 Vermont avenue, owner; A. H. Blackman, builder; two-story, twelve-room frame residence; \$2500.

Brighton avenue, 3003—J. Burris Mitchell company, 326 Douglas building, owner and builder; two-story, seven-room frame residence; \$3000.

Twenty-fifth street, 1779 West—William Ward, 831 East Twenty-seventh street, owner and builder; two-story, seven-room frame residence; \$2000.

Clover street, 177-179—Cassie Grossman, 312 North Fremont street, owner and builder; two-story, sixteen-room frame flats; \$2400.

Overton street, 1028—Charles A. Lofgren, 2500 West Seventh street, owner and builder; two-story, thirty-six-room frame flats; \$6500.

Wall street, 1625—Mrs. Barbara Miller, 507 East Fourth street, owner; F. A. Steever, builder; one-story, six-room frame residence; \$2500.

Sixth street, 1404 East—Rev. T. G. Atteberry, 456 Mateo street, owner; J. L. Menegay and Karl Sassaman, builders; two-story, twelve-room frame residence; \$3000.

Hobart boulevard, 2928—C. H. Abbott and H. E. Jones, 1342 West Washington street, owners and builders; one-story, six-room frame residence; \$2000.

Adams street, 1404 West—Rev. C. M. Moley, 1424 West Adams street, owner; Frank Lindenfeld, builder; church building; \$3500.

Lake street, 448—E. G. Lewis, 407 Bixel street, owner and builder; two-story, twelve-room frame residence; \$2200.

Hill street, 628-632 South—Clara Frances Howes and Flora Howes Farwell, 2920 South Figueroa street, owners; George F. Barber, builder; six-story brick business building; \$100,000.

Thirty-fifth street, 140 East—Mrs. Minnie Wintgarten, 430 Central avenue, owner; Gertz & Schade, builders; two-story, nine-room frame residence; \$3000.

Pasadena avenue, 5901—H. A. Whitlich, 81 Mary street, Pasadena, owner; Carl G. Packard, builder; two-story, twelve-room frame residence; \$5000.

Roxbury street, 1945—Huntley L. Gordon, owner; J. H. Hetterman, builder; one-story, three-room barn; \$2000.

Twenty-first street, 1701 East—Los Angeles Investment company, 337 South Hill street, owner and builder; one-story, five-room frame residence; \$2000.

Kensington road, 900—C. W. Halberg, 230 South Flower street, owner; C. Smith, builder; one and a half story seven-room frame residence; \$2500.

THREE GOOD DEALS

Sale of Apartment House on Grand Avenue and Burlington Residence Property

W. H. Richards has sold to Christopher C. Wright, through A. B. Chertenden, the four-story apartment house at 414 South Grand avenue. The lot is 40x165 feet; consideration, \$49,000.

Through the same agency W. C. Wright has sold his residence property at 732 South Burlington avenue to R. V. Reavis; consideration, \$15,000. The lot is 50x150, improved with a large nine-room house.

The Justinian-Caire company of San Francisco has purchased from C. M. Temple, through Mr. Chittenden, a plot 250x155 feet on the southwest corner of Avenue Twenty-three and the main line of the Santa Fe railroad; improved with three cottages; consideration, \$4000, a bargain at the price.

Slightly damaged shades 25c; our burials are heavier than others and can be pasted, 76-inch (not 72) natural, 20c; 36-inch dyed, 15c; 40-inch dyed, 20c; just the thing between chair rail moldings, 2c foot; best paint, \$1.50 gallon. Big reduction in wall paper. Try our enamel, makes things shine like a mirror; glazing and house painting.

Window Shades

WALTER BROS. 627 S. Spring.

RUSHING WORK ON AUDITORIUM

GOOD PROGRESS ON NEW TEMPLE BUILDING

Contractors Make Fine Showing on Other Big Structures—Architects Report Many Plans for Costly Buildings

Rapid progress is being made in the construction of the huge Temple auditorium and business block on the northwest corner of Olive and Fifth streets. The basement is completed and the building is up one story above the level of the sidewalk. The contractor has a large force of men at work on the improvement, and as the material is the ground it is expected that the entire building will be completed within the prescribed time limit, six months.

Local architects have been invited by the International Savings and Exchange bank to submit plans for the ten-story bank and office building to be erected on the southwest corner of Spring and Temple streets. This will be one of the big improvements for the north end section.

One of the leading architects stated off-hand last week that his firm had plans ordered for over one million dollars of improvements in Los Angeles for the coming year with more coming. The speaker stated that he expected the coming year to be the greatest season of expansion in the history of the city.

Plans by Architects

Among the principal plans for new improvements reported by architects to the Builder and Contractor are the following:

C. F. Skilling has in preparation plans for a three-story apartment building to be erected on West Third street, between Olive street and Grand avenue, for H. G. Mines. It will contain seventy-five rooms, besides private bath rooms, which will be provided for each suite, the house being arranged into two and three room apartments. A steam heating plant will be installed. Hot and cold water will be piped to every room, patent wall beds and other late improvements and conveniences will be incorporated into this structure.

The same architect is also preparing plans for a four-story apartment house, 80x160 feet, to be constructed for E. R. Brainerd on Olive street, between Third and Fourth streets. There will be over 200 rooms in this building, divided into suites and single apartments; every room being provided with steam heat, hot and cold water, gas and electricity, patent household fixtures, and all the latest modern improvements that go to make a first-class building of this character.

Mr. Skilling is also drawing plans for a two-story, nine-room park residence to be built in Highland Park for E. M. H. Chamberlain. It will have polished oak floors, hot air furnace heat, etc.

Also a two-story, eight-room residence for Dr. J. Lee Hagadorn, to be erected on the southeast corner of Sixth and Grand streets. It will have polished floors, furnace heat, sanitary plumbing and other conveniences of a first-class residence.

The same architect also has on the boards drawings for two large shops, each 50x100 feet in size, for the Pacific steel and iron works of this city, to be erected at Sixteenth street and Santa Fe avenue. One shop will be used as a boiler factory and the other as a pipe factory. A two-story office building will also be erected on the premises.

The same architect has drawn plans, and is now reviewing estimates, for a two-story, ten-room residence to be built on the east side of Occidental boulevard, near Sixth street, for Mrs. Julia G. Roth. It will be of frame construction with sandstone trimmings, cement porch, hardwood floors throughout, beam ceilings, furnace heat, automatic water heater, etc.

M. Paul Martin and N. D. Parker have drawn plans for a two-story, nine-room frame residence to be built on Twenty-fourth street, between Main street and Grand avenue, for Mrs. A. L. Butler. It will have rustic and shingled siding, plate and leaded glass windows. It will have beam ceilings in reception hall, library and dining room, with paneled walls in dining room and parlor. The new clear stores in the Hotel Alexandria, corner Fifth and Spring streets. They will occupy

Values on Third Street

William A. Goss has paid Fannie Mead Smith \$20,000 for a lot 50x100 feet on an alley on the south side of Third street, 36 feet east of San Pedro street.

The lot on the southeast corner of Third and San Pedro streets, 88x128 feet, improved with a two-story brick, was sold by Joseph Mesmer to Mrs. Emma Krug, through L. B. Bowen, for \$45,000.

The mother who has acquired the habit of keeping on hand a bottle of Chamberlain's Cough Remedy says herself a great amount of uneasiness and anxiety, coughs, colds and croup, to which children are susceptible, are quickly cured. It counteracts any tendency of a cold to result in pneumonia, and when given as soon as the first symptoms appear it will prevent the attack.

SYNDICATES BUY RANCH ACREAGE

LYNWOOD AND POMONA LAND SELECTED

George Hart and Associates Make Two Important Investments. Nearly 1500 Acres Acquired for \$250,000

George Hart and associates have purchased from C. H. Sessions the Lynwood ranch of 635 acres, located six miles south of the city limits. The property is the site of the Bell Vernon dairy, where there are several artesian wells. The Santa Ana branch of the Pacific Electric railway passes through the ranch. The consideration was \$150,000. It is reported that Mr. Hart has sold 253 acres of the tract to H. T. Coffin, who will subdivide the land for suburban homes and small ranches. Mr. Coffin paid \$75,000 for the acreage.

Another large purchase by Mr. Hart and associates is reported. They have bought from the Pomona Land and Water company 825 acres east of the town of Pomona and facing two miles on the Salt Lake and Southern Pacific railway tracks. Consideration \$100,000. A joint railroad station is on the land. The latter is in a high state of cultivation and is surrounded by many homes. The land is supplied with water from flowing artesian wells on the property and is north of the lands of the Chino Land and Water company. The tract will be divided into ten-acre lots and placed on the market at an early date.

BOUGHT FOR A SYNDICATE

Twenty Acres in the West End Selected for Early Subdivision

W. G. Griffith, manager of the Realty Trust company, has purchased from Chapman Brothers through C. F. W. Palmer twenty acres on the northeast corner of Normandie and Third streets. The property was purchased for a syndicate of local business men at about \$50,000. This property will be subdivided and sold by the Realty Trust company. Street work and improvements will be in keeping with the other high class properties in this vicinity.

Doctors Endorse Herpicide

Because Its Formula is Submitted to Them

Alexander McMillan, M. D., a prominent physician of Lansing, Michigan, writes: "On three cases I have tested Herpicide for dandruff and the result has been all that could be desired. Herpicide is made upon an entirely new principle, that is, that dandruff and falling hair are caused from a microbe that enters the hair bulb, and by destroying the microbe one's hair is bound to grow luxuriantly. Herpicide is the only hair remedy that claims to, and really does, destroy the dandruff germs."

Sold by leading druggists. Send 10c in stamps for sample to The Herpicide Co., Detroit, Mich.

Ten Million Dollar Bond Issue

The stockholders of the Los Angeles-Pacific company will attend a meeting called February 24, when they will vote on a proposition to bond all the property of the company for \$10,000,000, to be secured by a trust deed. Official notice has been given to all stockholders of bonds will be used for the further development of the system.

Merry Christmas

Is our greeting to you this happy day; 'tis an old saying, but it would mean much more to YOU if today you were eating your Christmas dinner under your OWN ROOF, instead of in that rented house.

Put Your Rent Money Into Your Own Home

Had you stopped to think how this could be done? LET US SHOW YOU—First thing, buy a lot in any of our eight big tracts on the Long Beach line, just beyond city limits, within twelve minutes' ride of Sixth and Main.

Prices of Lots Now \$65 and Up

All Lots to an Alley. You pay us \$1 down—\$1 per week (on each \$100). No Interest, No Taxes. Artesian water for both domestic and irrigating purposes piped to every lot. We give you immediate possession of the lot to improve in any manner you desire.

That Same Rent Money Will Pay for a Modern Cozy Home on the Installment Plan in a Very Few Months. There's no better time to start than TODAY or TOMORROW. Free excursions from our office all day today and tomorrow. Come to our office and let's talk it over.

Conservative Realty Co., Inc.

Suite 610 H. W. Hellman Building. Main 2013 Home 4816

Make Your Christmas Day Memorable

GO TO WATTS and Buy a Lot

We will have an extra force of men at Watts today and tomorrow to take care of the crowds. We have given out a large number of free tickets and you must expect some spirited lot-buying out there Sunday and Monday. It's a case of "first come first served." We show no partiality. The lots are there at our low prices and on our easy terms for all who have the wisdom to profit by the opportunity.

We got in at Watts when it was an alfalfa ranch and all our property is right in the heart of the best development. Lots \$100 and Up

\$1 Down On Our Own Basis \$1 Week Go With Us Sunday Free

Call at our main office, 421 South Spring street, or stop at our little branch office, corner Sixth and Main, and get free tickets AND GET OFF AT WATTS, WHERE EVERY FUTURE IMPROVEMENT MUST CENTER. REMEMBER Watts is the junction point of the Santa Ana and the Long Beach electric railways, has 2000 inhabitants and simply cannot stop growing.

Golden State Realty Co.

421 So. Spring Street. Founders of Watts and builders of Southern California towns. Largest realty company in the state. Paid up capital and surplus over one-half million dollars.