

MARCH BUILDING SOARS HIGHER

FIGURES INDICATE MARKED ACTIVITY

Progress in Business and Home Improvements Marvellous for Nine Days in the Month—Total Is \$846,630

March promises to exceed all other March months in the history of Los Angeles in the total of building permits granted and the value of improvements. Although but nine business days are gone the permits issued have been 340, authorizing improvements valued at \$846,630, indicating that the total valuation for the month will exceed \$1,500,000.

No wonder the strangers in the city are impressed with the expansion of Los Angeles and speak of the energy and enterprise displayed. On every hand, while out sightseeing, they observe evidences of growth such as they witness in no other city throughout the country.

Tabulated Statement

Below is the official classified statement of improvements commenced in Los Angeles since March 1:

Permits. Value.	Permits. Value.
Reinforced concrete bldgs. 1 \$66,000	Permits. Value.
Six-story brick 1 100,000	First ward 36 \$90,929
Three-story brick 1 15,758	Second ward 17 41,263
Two-story brick 1 1,100	Third ward 17 41,263
One-story brick 1 1,100	Fourth ward 32 210,340
Brick alterations 25 22,545	Fifth ward 51 88,385
Two-story frame 24 137,485	Sixth ward 21 77,539
One and one-half story 17 36,025	Seventh ward 15 15,950
One-story frame 168 158,559	Eighth ward 6 2,420
Frame flats 6 13,775	Ninth ward 58 286,522
Sheds 27 3,796	Total 340 \$846,630
Frame alterations 53 19,629	
Foundations 2 2,143	
Demolitions 2 709	
Asylums 2 262,418	
Total 340 \$846,630	

Ward Improvements

Since March 1 permits for improvements by wards were granted as follows:

Permits. Value.
First ward 36 \$90,929
Second ward 17 41,263
Third ward 17 41,263
Fourth ward 32 210,340
Fifth ward 51 88,385
Sixth ward 21 77,539
Seventh ward 15 15,950
Eighth ward 6 2,420
Ninth ward 58 286,522
Total 340 \$846,630

Principal Building Permits

Among the more important building permits granted last week were the following:

Vermont avenue, 1318—H. Stricklin, sixteenth and Santa Fe avenue, owner; F. O. Engstrom company, builder; two-story, thirty-two-room home for old people, \$15,000.

Avenue Forty-five, 116—Edwin H. Eddy, 135 North Hancock street, owner; A. L. Robbins, builder; one-story, six-room residence and garage, \$2400.

Tuliet street, 2213—Daniel T. Althouse, 234 Laughlin building, owner and builder; two-story, seven-room residence, \$3750.

Burlington avenue, 1253 South—F. J. Newberry, owner; C. F. Borton company, builder; two-story, sixteen-room residence, \$5150.

Alhambra avenue, 2001—Edison Electric company, 120 East Fourth street, owner and builder; four-story power house, \$60,000.

Santa Cruz street, 1327—L. D. Randolph, 1124 Harvard boulevard, owner; N. Pontius, builder; one and one-half story, seven-room residence, \$3100.

Tuliet street, 2213—Daniel T. Althouse, 234 Laughlin building, owner and builder; two-story, seven-room residence, \$3750.

Orange street, 2831—Carrie Crawford, 1342 Rich street, owner; H. H. Crawford, builder; two-story, nine-room residence, \$3500.

Oxford avenue, 1723—T. J. Williams, 1114 South Grand avenue, owner; Williams Construction company, builder; two-story, nine-room residence, \$3900.

From South Spring, 719 to Vermont avenue, South 4423—M. A. Newmark, 121 North Los Angeles street, owner; William Kinckulm, builder; move and repair two-story frame building, \$3300.

Avenue Fifty-six, 283 North—Charles McKenzic, owner; Alta Planting Mill company, builder; two-story, eight-room residence, \$5000.

Figuerosa street, South 4232—Sarah Gore, 3654 Trinity street, owner; M. Hurwitz, builder; two-story nine-room residence, \$2550.

Forty-seventh street, 354 West—Mrs. McCormick, 748 East Twenty-seventh, owner; R. D. Coats, builder; one and a half story six-room residence, \$2000.

Bimini place, 170—Bimini Water Co., owner; Maule & Roberts, builders; two-story bath house, \$45,000.

Broadway, 213-217—E. F. Coulter, city, owner; Llewellyn Iron Co., builders; alterations to brick building, \$13,500.

Forty-second street, 1903—G. H. Ashby, 523 Stimson building, owner and builder; one-story, six-room residence, \$2500.

Sichel street, 307 South—Mrs. I. A. Hayes, at lot, owner; D. Hennessy, builder; two-story fourteen-room residence, \$4000.

Avenue Fifty-six, 206 West—C. H. Randall, 136 Avenue Fifty-six, owner; Stanford Realty Co., builder; one and a half story six-room residence, \$2900.

Cambridge street, 1128—R. Ohlf, 211 East Seventeenth, owner; Borden, builder; two-story seven-room residence, \$3000.

Twenty-third street, 1549 West—Gopher Land Co., 213 Grant building, owner and builder; one-story six-room residence, \$2000.

Hill street, 330 South—E. Quinn, T. J. Henderson, Walter Nove, owners; H. A. Crowder, builder; alter three-story brick building, \$2400.

Fortieth street, 2160 West—J. B. Kissam, owner; Alto Planning Mill Co., builder; two-story twelve-room residence, \$10,500.

Fortieth street, 489 West—C. Spencer, 2706 Hobart boulevard, owner; C. F. Borton Co., builder; one and one-half story seven-room residence, \$2000.

Thirty-fourth street, 1036 East—St. Patrick's church (Bishop Conaty), owner; Edward A. Gesely, builder; foundation, \$3048.50.

Hartford avenue, 743-745—G. H. Rector, 724 Hartford avenue, owner and builder; two-story twelve-room residence, \$3000.

Buena Vista street, 307 North—J. Goler and North Bona Vista, owners; Henry Wiekemann & Son, builders; one-story one-room studio, \$2000.

Brooklyn avenue, 2023—A. G. Tompkins, 217 Cincinnati street, owner; M. Lotz, builder; one and one-half story seven-room residence, \$2000.

Fortieth street, 2341—H. N. Brockway, 1010 Casco street, owner; W. G. Moore, builder; one and one-half story six-room residence, \$2000.

Hobart street, 294—Charles H. McClure, 624 West Pico street, owner and builder; one-story six-room residence, \$2400.

Normandie avenue, 2828—G. J. Leown,

ABOUT ALLEYS

NEW TRACTS

LIVE TOPIC DISCUSSED BY A LEADING OPERATOR

Views of a Real Estate Man

Points Suggested Against the Adoption of the Narrow Ways.

There has been considerable discussion among the real estate fraternity as to the advantage or disadvantage of alleys in the subdivision of new tracts and much has been said both for and against it. Perhaps the strongest argument against the waste of ground in dedicating alleys to public use in subdivisions is made by E. Avery McCarthy, who has had fifteen years' experience in the subdivision of land, both in Los Angeles and other cities. He says in part:

"The theory of alleys in cities and towns is good. However, the practice has proved in almost all instances directly opposite to the theory, inasmuch as the alley is the hardest part of a city or property to keep clean or even presentable. It is a catch-all for everybody. It is everybody's business to keep it clean and nobody's business. Our earliest subdivisions were all supplied with alleys, but we have abandoned the practice and have not made an alley in a subdivision for a long time. Even in the center of a large city an alley is rarely kept properly clean and if in a city or town under municipal care it is impossible to keep them so, how much harder will it be in the suburbs or outlying part of a city? Besides, it cuts so much from the actual ownership of the lots adjoining and forever cuts that much land from the control of the purchaser, although the purchaser always pays for it. It is not given as a free gift, but simply lessens the depth of the lots. We believe that the purchasers want all the depth of lot and property that they pay for, and we think they can only get it by including it within the lines of their lots. As a driveway for entrance to the rear it is almost valueless for the reason that unless it is made half the width of a street (which is very seldom the case), the turns are too short for vehicles and it is not kept in condition to drive over, while the street is always kept up, and under the modern building restrictions even the smaller lots have a four-foot side line restriction to each, which makes eight feet of clear space between any houses or buildings that could be erected, making a joint driveway between the adjoining lot owners of sufficient width for carriages to enter."

"No, I cannot see that alleys are any advantage whatsoever, but are a direct disadvantage in subdivisions and properties in general."

ACTIVITY IN REALTY DEALS

Sales of Valuable Residence and Investment Property in Various Parts of the City

C. C. Tatum, with offices in the H. W. Hellman building, reports the following recent sales:

Mary E. Shafter bought of Arthur J. and Emma E. Little a lot 17x140 feet at the northeast corner of Washington and Arlington streets, unimproved. Consideration, \$7500. Bought for an investment.

In the South Park Tract Kroesen Bros., at 205 Mercantile place, report sales of lots to the following purchasers in the Thorne-Kroesen South Park tract, corner South Park and Slauson avenues; J. L. Ott, H. G. Dunham, Ed Adams, L. Hamlin, Freda Harris and Mrs. Ella Clark. Considerable street work in the tract has been completed.

Sarah Rabin bought of Hubbard K. Hall a lot at the northwest corner of sixteenth and DeLong streets, being sixty feet on sixteenth by ninety-six feet on DeLong; unimproved. Consideration, \$6500. Buyer will improve with stores.

Sarah K. Robbins bought of Fannie C. and Harry C. Laird a modern two-story frame house on lot 50x125 on the north side of Winfield street, 100 feet east of Valencia, known as 1425 Winfield street. Consideration, \$4800. Bought for an investment.

Richard Rose bought of Charles S. Anderson a lot on the south side of Jefferson street, 130 feet west of Figueroa, 65x130; improved with six-room cottage, known as 618 West Jefferson street. Bought for an investment.

A. S. Heineman & Co., builders, bought of Arthur J. and Emma E. Little an unimproved lot at the southeast corner of Twenty-second and Arlington, being lots 1 and 2, block 7, Kinney Heights. Size, 93 1/2 feet on Twenty-second street by 160 feet on Arlington. Consideration, \$3750. Buyers are erecting three modern dwellings for the market.

H. M. Corlette bought of Richard Rose an unimproved lot on the west side of Gladys avenue, midway between Eighth and Ninth streets; size, 46x130 feet. Consideration, \$2700. Bought for an investment.

Charles Gardner of Prince Edward Island, Nova Scotia, bought of A. Lowinsky an unimproved lot 50x145 feet on the west side of Vermont avenue, 102 feet north of San Marino, being lot 7, block F, Wilshire Boulevard Heights. Consideration, \$2500. Buyer will improve with modern dwelling for a winter home.

Fannie C. Laird bought of Sarah K. Robbins an unimproved lot on the south side of West Adams street, fifty feet east of Juliet street; size, 40x125. Consideration, \$2500. Buyer will build at once a six-room dwelling to cost about \$2500 for a home.

Mrs. Lillian Severson sold to O. A. Stevens an unimproved lot on the east side of Kenwood avenue, about 300 feet south of Adams; size, 50x123 1/2. Consideration, \$1750. Bought as an investment.

Messrs. Harper and Lind bought of Henry C. Rice an unimproved lot at the northeast corner of Flint and Arlington avenues, being 100 feet on Flint by 125 feet on Arlington. Consideration, \$1500. Bought for an investment. This sale was made in conjunction with Paul F. Carpenter.

John A. Lawrence bought of W. E. Shaw and W. T. Hazel an unimproved lot on the north side of Roxbury avenue, about fifty feet west of Oxford; size, 47x120. Consideration, \$1400. The owner will improve at once with double house for investment.

Earl Forry bought of W. W. Robbins an unimproved lot on the north side of Forty-sixth street, about 400 feet east of Central avenue; size, 49x142. Consideration, \$850. Bought for an investment.

George D. Drake bought of Fred Jacobs an unimproved lot on the south side of Twenty-ninth street, midway between Cimarron and Arlington, 50x 125 feet. Consideration, \$750. Mr. Drake's home adjoins this lot.

John L. Staub and E. F. Grether

Kings County Farms

In Tracts of 40 Acres and Up At Prices of \$9 Per Acre Up

For Sale on Easy Terms

The Famous Tulare Lake Lands are too well known for enormous production of wheat and alfalfa to elaborate on. As high as 37 sacks of fine wheat per acre has been produced. Four to six cuttings of alfalfa.

This Week We Offer Special

Some Large Tracts for Subdivision, upon which we are forming syndicates. Come up and talk it over

Albert Rubenstein

Largest Tulare Lake Land Operator in California

701 H. W. Hellman Building, Los Angeles

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ORANGE AND WALNUT GROVES

Bunch of Sales of Country Property Through the Ben White Agency

The following sales of country property are reported by the Ben White agency:

Eight acres of land at the southwest corner of Lorena and East Ninth street to M. R. Pittenger for \$13,000. This will be subdivided at once.

Lot 60x240 at 765 North Orange Grove avenue, Pasadena, with twelve-room residence thereon to Mrs. A. M. Kimball for \$7500.

Twenty-six acres one mile west of Rialto, partly set to oranges and apricots, for \$6500 to C. R. Thomas.

Lot 50x170 at 317 Holly avenue to Amy E. Britton, with five-room cottage, for \$2200.

Two and one-half acres set solid to walnuts at North Pasadena, two blocks northwest of Montana and North Fairroads avenue, to Mrs. Hessie Griest for \$2300.

Lot 70x120 with two five-room cottages at 365 and 367 Libbey street, Pomona, for \$3500 to B. Marsh.

Ten acres three-quarters of a mile east of Moneta with thirty shares of water stock to Benjamin F. Cloes for \$2600.

Also ten acres in twelve-year navel oranges with good buildings and improvements, two miles and one-half east of Pomona, near Holt avenue, for \$10,000 to C. S. Thomas.

The Herald will sell you \$35 worth of records and GIVE you a six months' subscription to The Herald and a \$25 Talk-o-Phone absolutely free.

Talk-o-Phone free. See the proposition in today's Herald.



On Pacific Boulevard—Through the Heart of Huntington Park Extension

Day and Night

This property will always increase in value—year after year. The stream of automobile and pleasure-seeking travel between Los Angeles and Long Beach over this magnificent Pacific boulevard, "Grandest in the World" (now being rushed to completion by H. E. Huntington), will soon be one continuous Gala Day Parade of Prosperity. Then lots in Huntington Park Extension will bring handsome profits to all buyers, and even those who buy them then will reap a rich return of profits, for it will not be long until the time when this city will be solid to the sea. However, there is lots of land between the mountains and the sea and that point is not so immediately important as the fact that Pacific boulevard will be the main traveled road—the Path of Progress, so to speak—for some time to come. Remember also the building and improvement oceanward are confined to a few narrow strips of a few blocks or half a mile or a mile in width and this is the main one, paralleling as it does the Southern Pacific and Pacific Electric railways and running straight as the crow flies from Los Angeles to the ocean. And we are only now just barely outside the city limits of Los Angeles and have so fare with book. Come up to our office for free ticket or just take Whittier car at Huntington depot, 6th and Main, and be sure and get off at Huntington Park station, right on Pacific boulevard. Walk north two blocks, if our carriage is not there to meet you. Office closed Sunday. Go out and see the tract and come up and buy a lot Monday.

Sun Land Co. Inc.

201 Grant Building

Huntington Park Extension is Huntington's Latest Purchase Jointly With Burbank & Baker, and We Are Owners' Exclusive Agents.

