

SUNDAY MORNING, SEPTEMBER 16, 1906.

REALTY DEALERS ARE ALL HAPPY

GREAT ACTIVITY PREDICTED FOR LOCAL MARKET

Chief Interest Seems to Center in Business Frontage and Industrial Enterprises—Remarkable Sale of Tract Lots

"The real estate situation in Los Angeles looks good to us," said an active operator last night. "It was never brighter, and big things are going to happen at once along the principal business thoroughfares, especially down Broadway, Spring and Hill streets, as well as along East and West Sixth, Seventh and Eighth streets.

"In the industrial sections a large number of sales have been closed, not to be held as investments, but for early improvement. The shops and factories will give lucrative employment to thousands of persons of all ages. When these factories, and still others that are to come, are in operation, you will find that the population of Los Angeles will increase at a still more marvelous pace. Southern California is the ideal home section. The greatest need in Los Angeles is more industries to provide employment for the people from the east who are coming to the coast. Producers and artisans are always welcome."

Quite a number of important sales were closed during the past week in the close-in business section.

The valuable lot on the southwest corner of Main and Fourteenth street was sold Saturday by H. J. Woolacott, O. M. Louden and L. E. Jones of the Jones & Ryder Land company. Sold to a local investor for \$67,500. The corner is looked upon as a bargain at the price. Robert Mitchell and associates, through the Robert Mitchell Co., have paid P. Simmons \$25,000 for the lot 50x120 feet, unimproved, on the southeast corner of Boyd and Wall streets.

F. Vogel has paid Adelaide E. Mathewson \$45,000 for the lot on the northwest corner of Figueroa and Jefferson streets. The frontage on Jefferson street is 308 feet, 147 feet on Figueroa. The deal was negotiated by Ralph Sullivan.

Charles D. Morgan has given a local realty firm an option on his business lot, 60x155 feet on the east side of Spring street, between Fifth and Sixth streets. It was rumored Saturday that the lot had been sold to a local syndicate for \$225,000, but Mr. Morgan stated that he had not been informed that any sale had been made.

Real estate agencies are having wonderful success in disposing of lots in first-class, highly improved tracts. In this list is the Grider-Woolner company (Charles C. Grider, son of L. M. Grider, C. Grider & Hamilton, and Henry E. Woolner, both energetic operators). The Grider-Woolner company placed their Moneta Park tract of 54 lots, at Sixty-first, Main and Moneta avenue, on the market recently, having advertised that the lot had been sold to a local syndicate for \$200,000. Now all of the lots except nine have been sold at prices ranging from \$350 to \$850. Moneta Park is one of the most attractive of the new subdivisions.

GLENDALE BOULEVARD TRACT

Home Sites in the San Fernando Valley Range in Value From \$550 to \$3000

Cole & Albright of Glendale, residence agents, report sales as follows in Glendale Boulevard tract: Mary Reidy to William Wright, lot 2, block 14, price, \$1650. P. C. Kenyon to J. M. Clute lot 9, block 12, \$2700. Fred Hezmalhalch to Mrs. M. Rehart, house and lot on Fourth street, between Verdugo road and A street, \$2300. Mrs. A. Chichester to H. O. Brooks, lots 5, block 12, \$2000. Mr. Brooks will build a fine home on this property.

C. E. Brantley and Huntington Land and Improvement company to Albert Shorten, lot 29, block 8, \$550. Dan Campbell to Frances Russell, lot 17, block 11, \$750. Edna M. Adams to F. E. Russell, lot 17, block 6, \$650. Dan Campbell to M. A. Moffatt, lot 18, block 12, \$750. L. C. Brand and Huntington Land and Improvement company to Miss Ann M. Reed, lot 16, block 8, \$550. Mrs. Laura Butler to Gettie E. Haight, lot 20, block 3, \$600. Albert Dow to Mary S. Walker and Alice E. Tyler, lots 1 and 2, block 7, \$1400. Dan Campbell to A. M. Reed, lot 7, block 83, Campbell & Thompson's subdivision, \$900. Miss Reed will build a two-story house on this lot.

Mrs. A. Chichester to Edwin Pierce, lot 6, block 12, \$3000.

Mary A. Moffatt to M. L. and S. A. Babcock, lot 8, block 7, \$750.

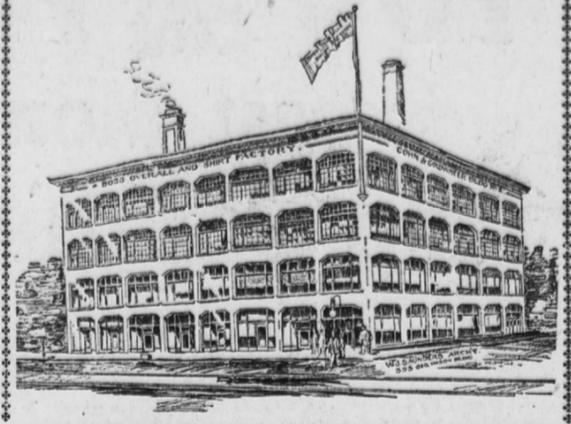
Bought for Improvement

The Edwards & Winters company report the following sales for the week: For C. Christy to H. G. Hayward, lot 30x125, improved with a six-room cottage on the east side of Los Angeles street, between Seventeenth and Washington streets, \$2000. Consideration stated, \$4250. Purchased for an investment.

For W. W. Powell to the California Bungalow company, lot 50x113 feet, on the west side of Hobart boulevard, between Sixteenth and Washington streets, \$2000. Purchaser will improve with a modern eight-room residence. For Louis Hackett to F. M. Nears, lot 40x125, on the south side of Milbank street, just west of Figueroa street, \$550. Bought for an investment.

For Alice A. Hall to A. Keyes, lot 50x121, on the south side of West Twenty-ninth street, between Western and Dura. o. \$1000. Purchaser will improve with a six-room modern bungalow.

LOS ANGELES' NEW INDUSTRY



SHIRT AND OVERALL MILL

Five hundred persons will find steady and lucrative employment in the largest shirt and overall factory on the Pacific coast, to be established in Los Angeles by Cohn, Goldwater & Co. The site purchased by the company is the northwest corner of Twelfth and San Julian streets, two lots with 160 feet frontage on Twelfth street and 115 feet on San Julian to an alley. The property was sold by E. R. Brainerd through the agency of F. E. Robinson & Co. The consideration was \$25,000. There are two cottages on the property and these will be removed at once to make room for the excavations.

The building will be a four-story concrete structure to cost \$50,000, and which will house \$15,000 worth of machinery. The plant will have a capacity for the employment of 1000 women and girls.

STATISTICS ON NEW BUILDINGS

SEPTEMBER WILL BE MILLION-DOLLAR MONTH

Permits Granted for Classes A, C and D Structures Total \$10, Valuation Over \$525,000 in Three Weeks

Building continues active in all sections of Los Angeles and in the suburbs.

Huge business blocks that have been under way for several months are rapidly approaching completion. The Temple auditorium will be finished inside of two months, the steel structural work on the John H. Norton block and the Tehama block is about completed, and rapid progress is being made on the ten-story bank and office building on North Spring for the Central Building company. Total permits issued since September 1 reach 310, authorizing improvements valued at \$525,993. For the same period last year the permits were 427, valuation \$501,949.

Classified Statement

Below is the official classified statement Sept. 1 to Sept. 15, 1906:

Table with columns: Class, Permits, Val'n. Rows include Class A, B, C, D, Churches, Foundations, Brick alterations, Frame alterations, Demolitions, Grand total, Building by Wards.

TO ERECT \$50,000 BUILDING

Paid \$25,000 for New Factory Site on Corner of Twelfth and San Julian Streets

During the past week the northwest corner of San Julian and Twelfth streets (two lots 115x150 feet to a twenty-foot alley, improved with three cottages, two six-room cottages facing Twelfth street and a five-room cottage facing San Julian), was sold to Cohn, Goldwater & Co., wholesale dealers and manufacturers of this city, by F. E. Robinson & Co. This property is now bringing a small income and is considered a good bargain at the price paid, which is stated at \$25,000.

The improvements will be removed immediately. Cohn, Goldwater & Co. have purchased the property to erect an overall and shirt factory, covering almost the entire corner. The contract is now being let to begin work at once to erect a reinforced concrete four-story building, 100x150 feet, with store rooms on the first floor, to cost \$50,000. The factory will be pushed to completion and as soon as finished and ready for business will give employment to 400 or 500 people.

The increased demand for this class of merchandise on this coast at present is so great that this firm is compelled to enlarge its manufacturing facilities. Los Angeles needs more factories like this that give permanent employment to the breadwinners the year around. This district being close in and with good car service on Twelfth street makes it a very desirable location for factories and apartment houses.

Immediately after the completion of the factory 500 persons will be employed, and this number will be increased gradually from time to time. The building will be 100x150 feet in floor area. There will be nine stories on the Twelfth street frontage. One-half of the first floor will be reserved for the piece work and finishing department of the factory. The second floor will have the cutting department and a restaurant and rest room for the employees. Food will be served to the workers at cost price.

The third floor will have dressing rooms for the girls and lockers for their individual use, and the balance of this floor will be occupied by the shirt department, where 100 machines will be in operation. On the top floor there will be 400 machines for sewing overalls and similar heavy goods. All machines are to be operated by power, and the company will have a power plant established on its first floor.

LIFE IN EAGLE ROCK VALLEY

EXTENSION OF DOUBLE TRACK RAILWAY

New Water Mains From the Reservoir Down Sycamore and Central Avenues—Lots Sold for Home Sites

The Eagle Rock Water company is pushing forward the work of laying water mains from the reservoir down Sycamore and Central avenues. Until the completion of grading work on Colorado street the laying of water mains to the northern side of Eagle Rock valley will be delayed. Colorado street is being graded as a boulevard 120 feet wide with the double track running down the middle. It will probably be sixty days before the completion of the work. Homes valued as high as \$3000 and \$5000 are being erected, and streets are being graded and oiled and cement sidewalks laid.

Home Sites Popular

The Edwards & Winters company report a brisk demand for lots in the Kenilworth tract, Eagle Rock valley. Last week's sales included the following: To D. E. Luther, lots 43 and 44, being the northwest corner of Los Flores drive and Kenilworth avenue, 100x185 feet; consideration, \$1850. To C. L. Willes, lots 45 and 46, 100x185, on the west side of Kenilworth avenue, \$1500. To J. W. Lameon, lot 50, 50x185 feet, on the west side of Kenilworth avenue, \$750. To Evelyn R. and George E. Cox, lots 13 and 14, being the northeast corner of the same drive and Kenilworth avenue, \$1850. To Miss E. Eversol, lot 35, being 50x185 feet on the west side of Kenilworth avenue, \$750. To F. R. Schreiber, lot 7, being 50x185 on the east side of Kenilworth avenue, \$750. To Julia E. Unger, lot 51, 50x185, on the west side of Kenilworth avenue, \$750.

Opera House at Long Beach

Developments Near Los Angeles Attract Attention—Fine Home at Whittier

Travelers to Santa Monica by way of Hollywood and Sherman express surprise at the vast grading contracts under way all along the route. Thousands of dollars are being spent. Cement curbs and walks and oiled streets are going in rapidly. The old Hammel & Denker ranch is being cut up and improved, also many other farms. Buildings are rapidly following this land improvement.

Long Beach is again agitated over the report that local and Los Angeles capitalists will put up a theater on the ocean front, east of the big pier. It is said the men have secured a long term lease of land and have plans already drawn for the building. Also that the new management has been assured of all the attractions that come in the Orpheum circuit.

C. S. Sanderson is building a handsome 4000 house on his ranch north of Whittier. Among the other home buildings are W. A. Blizard, who has begun the erection of a cottage on North Palm avenue, and A. W. Miner, who is putting up a commodious tent house.

A syndicate of Japs has leased 80 acres south of Monrovia, and will plant to strawberries. It is also reported that they have secured leases for about 200 acres additional. The Sierra Pacific Land and Water company is to supply irrigation water.

HOTEL BUILDING TO COST \$65,000

PROGRESS OUT ON WILSHIRE BOULEVARD

Old English Style Residence Planned. Brick Apartment House on Flower Street, Between Eighth and Ninth

The far western section soon will have a modern hotel to accommodate the people, the improvement to cost \$65,000. Architects Austin & Brown are supervising the work. The hotel will occupy a high lot in the corner of Wilshire boulevard and Coronado street, the structure being erected by day's work by the Bari Realty company. It is of frame construction with plastered exterior on expanded metal lath, and will contain sixty rooms with baths in addition to the dining room, kitchen department, etc. The foundation work is about done.

Other Plans by Architects

Among other new plans reported in the Builder and Contractor by local architects are the following: Long & Morrow, Pacific Electric building, have taken bids for a three-story brick apartment building to be erected on the west side of Flower street, between Eighth and Ninth streets, for Enoch Pepper. It will be 47x150 feet, and have pressed brick front and composite roofing. It will contain thirty two and three-room suites; each suite to have bath room, lavatory, wall beds, lockers, electric lights, fuel gas, etc. The building will have steam heat, elevator and telephone system.

John P. Krepel is preparing plans for rebuilding and remodeling the F. A. Hartman residence, 926 West Washington street, recently partly destroyed by fire. The entire building will be remodeled, making in all an eighteen-room residence. Maple and oak flooring will be used throughout, with brick fireplace, beamed ceilings, first-class plumbing, electric facilities, and cement porches and steps. The dining room will be finished in leather wainscoting and tapestry; the living room in tapistry, the billiard-room in bur-lap. Other up-to-date conveniences will be added, making this residence modern in every respect.

F. P. Burnham is taking bids for the construction of a public library building to be erected at Claremont.

C. C. Rittenhouse has prepared plans for a two-story eight-room frame residence to be built on Avenue 54, near Pasadena avenue, for D. M. Cuthbert.

He has also drawn plans for a modern six-room frame cottage to be erected on Carlton way, Hollywood, for C. B. Warren.

Green & Green, Pacific Electric building, have taken bids for a two-story frame residence to be built in Westmoreland park, Pasadena, for J. A. Cole. It will contain ten rooms and have hardwood floors, plate and leaded glass windows, beam ceilings, cobblestone foundation, porch piers and chimneys. The exterior will have shingle treatment. Considerable work will also be done on the site preparatory to landscaping.

F. M. Tyler has drawn plans for a

two-story eight-room frame residence, old English in design, to be erected on the southwest corner of Twenty-third and Hermosa streets, to be occupied by A. W. Ross. Hardwood floors, brick and cement porch, gas and electricity are specified.

The same architect is also drawing plans for a six-room bungalow to be built on Sixth avenue, near Jefferson street, for Tyler & Co.

A. B. Benton has prepared plans for the preliminary work in the erection of the new Y. M. C. A. building at 717-729 South Hope street, and has specifications ready for the concrete retaining walls.

J. M. Macdonald is drawing plans for a four-story brick and frame apartment house to be erected at 314 California street for John Osborn. The first story will be of brick and will contain one store and five living rooms; the upper stories will be subdivided into two and three-room suites, there being thirty rooms in all. Patent household fixtures, hot and cold water, steam, heat, gas, etc., are features.

C. H. Brown has been selected as the architect for a new school house to be built at Sierra Madre. The plans call for a one-story frame patio structure of five class rooms 28x32 feet each, with hat rooms, teachers' rooms and library. A pergola extends along the front, back of which is the patio, with flower beds and fountain, to which all rooms have access. Play rooms and heating and ventilating system are quartered in the basement. The inside finish will be pine. The toilets will be in a separate building.

William Dellamore has had plans drawn for a two-story house to contain two six-room flats. Each flat will be equipped with all modern improvements. The building will be erected on West Twelfth street, near Burlington avenue.

HOW FARM LAND HAS RISEN

Increased Valuation of Hay and Grain Lands in the Leading Producing States

CHICAGO, Sept. 15.—Medium farm lands in the United States are valued at \$22,745,426,567, compared with \$16,614,647,491 in 1900, an increase of \$6,130,778,567, or 32 per cent in five years. The average value per acre in 1905 was \$29.28, compared with \$22.50 in 1900. These figures are shown by the census bulletin just issued, covering the periods of 1900 and 1905. In the leading agricultural states, the values per acre range from \$19.98 in North Dakota, to \$41.50 in Illinois, the latter being the highest in the country and showing an increase of 37.2 per cent over 1900. The hay and grain lands in Illinois are valued at \$78.89 per acre, compared with \$57.24 in 1900. In Iowa the value is \$69.09, an increase of 25.4 per cent. The greatest increases in five years have been North Dakota 70.6 per cent, South Dakota 65.2, Oklahoma 76.7, Florida 57.4, and Mississippi 88.9.

Deals on East Seventh

Frontage on East Seventh street continues to receive attention among investors, who know of improvements soon to be inaugurated in that section of the city. Many sales of importance in East Seventh are reported each week.

W. B. Merwin & Co. have closed sales as follows: Lot 46x140 feet on the south side of Seventh street, forty-five feet east of Mateo, improved with a frame store, R. E. Williamson to Madge Thomson; consideration \$7000.

On the opposite side of the street, between Mimosa and Santa Fe avenue, a lot 80x185 feet, vacant, is sold for a local syndicate to R. B. Williamson and H. Lombard for \$12,500.

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