

**OVER 100 OFFICES
IN NEW BUILDING**

PLANS DRAWN FOR TRUSTEE
COMPANY'S BLOCK

Steel-Frame Structure of Six Stories
on the East Side of Broadway.

Improvements in Other
Sections

The Trustee company, whose officers recently purchased the Earl lot, 59x150 feet, on the east side of Broadway, between Fourth and Fifth streets, have had plans drawn by Architect C. R. Aldrich of Seattle, Wash., for the early erection of a six-story and basement steel-frame fire-proof store and office building. The first story will be divided into store rooms, and the five upper floors into 105 offices. The front will be faced with terra cotta and the floors throughout will be of reinforced concrete. Up-to-date plumbing, heating and lighting conveniences will be provided, and the elevator service will consist of one freight and two passenger electric elevators. The contract for the excavating and concrete foundations has been let to C. Leonard and the structural steel and iron to the Llewellyn Iron works.

Other New Work
Local architects report the following new plans to the Builder and Contractor:
The Merchants' National bank, now at Second and Main, will about March 1 occupy the first floor of the Lanker-shim building at the southeast corner of Spring and Third streets. Architect A. F. Rosenheim is working out the plans for the fixtures, vaults, safes and security deposit vaults. The bank will occupy the entire space of the first floor, which will necessitate the remodeling of the fronts. A large amount of ornamental iron will be used for this purpose. Marble and Peruvian mahogany will be extensively used in the banking room.
Marsh & Russell are drawing plans for a two-story eight-room frame residence to be built at Altadena, for E. S. Groomer. It will have stone porch front and columns, hardwood floors, plate-glass windows, stone mantles, first-class plumbing, etc.

The same architects are also drawing plans for a frame church building for the Echo Park Methodist church, to be constructed at the corner of Alvarado and Reservoir streets. It will have a seating capacity of 350 in main auditorium and 300 in Sunday school room. Parlors and social rooms are also provided.

Morgan & Walls have prepared plans for an addition to the brick building at 440 South Hill street, occupied by the city water department.
C. F. Skilling is drawing plans for a two-story brick fire engine house, 45x105 feet, to be built on Main street, near Vernon avenue. It will be a double house, with quarters for engine, hose wagon and ladder truck. The upper story will be for men's quarters. Hay barn and store building will be in rear.

F. R. Dorn is preparing plans for a four-story brick apartment building 55x130 feet, to be built on Olive street between Sixth and Seventh streets, for Judge J. R. Lewis. It will contain seventy-two rooms divided into one, two and three-room suites, with private bath, steam heat, hot and cold water, gas and electricity to every apartment. It will also be provided with an elevator.

Principal Building Permits

Following were the leading building permits granted during the past week:
Western avenue, 2807, South-V. S. Anderson, 2 1/2-story, three-story, one-story, six-room residence, \$2000.
Western avenue, 280, South-V. S. Anderson, 2 1/2-story, three-story, one-story, six-room residence, \$2000.
R. E. Boyce, builder; one and one-half story, seven-room residence, \$2800.
Brooklyn avenue, 2141-E. Thorn-good, city, owner; Z. Soffel, builder; two-story, eight-room store, \$3150.
Twenty-third street, 835, East-Geo. Harriman, 74 East Thirty-third street, owner; Moolen & Son, builders; one-story, five-room residence, \$2000.
Bevan street, 730, South-M. W. Oliver, Pasadena, Cal., owner; J. Nelson, builder; three-story, twenty-seven room apartment, \$14,000.
Twenty-fifth street, 1454, East-J. H. Bensing, 139 South Grand avenue, owner and builder; one-story, six-room residence, \$2300.
Andrews boulevard, 415-F. R. Strong, Second and Broadway, owner; Burck-Gwynn company, builders; two-story, ten-room residence, \$8500.
Main street, 441-43, South-A. P. Johnson, owner; Hart Brothers, builders; alterations of building, \$2250.
Palmetto street, 1252-62-Union Well Supply company, city, owner; H. E. Coffey, builder; one-story, one-room warehouse, \$7000.
Avenue Fifty-seven, 332, North-Garnett, city, owner; A. J. Burnes, builder; two-story, eight-room residence, \$3500.
Coronado street, 615-N. Millbank, owner; Burck-Gwynn company, builders; alteration of residence, \$2000.
Moneta avenue, 5029-I. G. Ingham, 314 West Fifty-fifth street, owner; F. Tyler, builder; one-story, six-room residence, \$2000.
Forty-third street, 805, East-Emma Elman, owner; J. Mellich, builder; one-story, five-room residence, \$2000.
Lamar street, 765-767-Mrs. E. Fitzgerald, 309 East Thirty-eighth street, owner; Quincy & Arps, builders; two-story, twenty-two room apartments, \$5000.
Casco street, 444-A. E. Yorker, 506 Casco street, owner; H. A. Cogswell, builder; two-story, eight-room residence, \$2950.
Shatto place, 616-H. R. Wood, owner; Pepley & Miller, builders; two-story, nine-room residence, \$13,900.
Thirty-eighth street, 1143, East-C. A. Scovel, 111 East Thirty-eighth street, owner and builder; two-story, seven-room residence, \$2500.
Main street, 1158-60, South-Emelius Childs, city, owner; G. Koch, builder; one-story, two-room store, \$4500.

Puzzled at His Teacher

"Now, children, I want you to tell me what kind of clothes the kitty wears," said a kindergarten teacher at her first lesson, according to Youth's Companion.
Dead silence.
"Why, children, don't you know what kind of clothes the kitty wears?"
The enthusiastic young woman had not anticipated such unresponsiveness, but, nothing daunted by the blank faces before her, she went back to the beginning and tried the gentle art of instilling the right answer into the minds of her pupils by the method of elimination.
"Well, my dears, does the kitty wear feathers?" she asked.
Then a small boy in the front row leaned forward and inquired earnestly, but with a touch of contempt in his voice: "Say, teacher, ain't you never seen a cat?"

BEAUTIFUL FOLIAGE THAT ADORNS AVENUES



The Green Ash as a street tree, eight years old.

**HIGH RECORD MONTH
IS OCTOBER, 1906**

FINE SHOWING IN BUILDING FIGURES

Permits Granted Number 788, Authorizing Improvements Valued at \$1,859,267—Highest Class Structures in the List—416 New Homes Were Erected

Official figures from the office of J. J. Backus, inspector of public buildings, for the entire month of October, 1906, make a splendid showing and place October on the roll of high record months.
The total building permits issued aggregated 788, authorizing improvements valued at \$1,859,267, as compared with 633 for September and \$1,070,744 valuation.

Classified Statement
Below is the official tabulation for October:

Structure	Permits	Value
Class A, steel frame	2	\$425,000
Class A, reinforced concrete	5	356,000
Class C	15	142,710
Class D, 1-story	325	396,499
Class D, 1 1/2-story	18	38,625
Class D, 2-story	61	250,953
Class D, 3-story	2	29,950
Public buildings (city)	3	33,372
Sheds	88	14,815
Foundations	2	14,930
Brick alterations	44	100,562
Frame alterations	208	88,480
Demolitions	4	1,650
Totals	788	\$1,859,267

Comparison with Other Years

Year	Permits	Value
1905	1,070	\$1,348,556
1904	627	1,267,809
1903	634	1,152,910
1902	827	1,267,800
1901	581	854,631
1900	355	626,254
1899	169	391,917
1898	190	200,000

Improvements by Wards

Ward	Permits	Value
First	111	\$13,101
Second	65	107,200
Third	53	679,462
Fourth	103	213,498
Fifth	154	249,135
Sixth	177	171,727
Seventh	28	234,794
Eighth	12	71,875
Ninth	84	71,375
Totals	788	\$1,859,267

Figures for Ten Months
Totals of building permits and valuations for the first ten months of 1906 are as follows:

Month	Permits	Value
January	834	\$1,304,356
February	685	1,082,573

March 927 2,165,397
April 838 2,092,351
May 808 1,961,532
June 766 2,371,920
July 768 1,783,628
August 791 1,476,622
September 653 1,929,774
October 788 1,859,267

"WHERE LAND OWNS WATER"

Acreage in Stanislaus County Doubled in Value During the Past Three Years

Considerable attention has been directed to the rich producing lands in Stanislaus county, Cal., by the C. Howard Finley company of 341 South Hill street, sole agents for Los Angeles county.
In the central portion of Stanislaus county is situated the Modesto-Turlock irrigation district, a system of 250 miles of canals, embracing 276,000 acres of land. These lands produce the finest oranges, lemons, walnuts, almonds, olives, grapes, apples, peaches, apricots, nectarines, figs, water melons, cantaloupes, potatoes, beans, tomatoes and berries of every description in abundance.
While these lands have doubled in value in the last three years, they can still be bought at prices that mean unexampled opportunities alike for the homeseeker of modest means and for the capitalist seeking investments.

Piedmont Heights Tract

L. M. Pratt reports the sale of ten acres at Alladena, bounded on the south by Piedmont drive, on the east by Fair Oaks avenue and on the north by Palm street; consideration \$10,000.
This same piece of property has been sold three times, through the same agency during the last eight months. It first sold for \$6000, then for \$7500 and this time for \$10,000. The purchaser is Dr. C. H. Fairchild of Los Angeles, who will offer the property in large villa lots through the agency of L. M. Pratt. The tract will be called Piedmont Heights tract. Prices will range from \$8 to \$12 per front foot. Suitable building restrictions will be enforced.

to make it a high class subdivision. The lots are located very favorably and command a magnificent view of the valley.

New \$14,000 School
Bonds have been issued, temporary buildings erected and work commenced on the permanent structure of a fine \$14,000 school building on Manchester avenue, near Vermont avenue, in close proximity to the McCarthy company's Florence Avenue Heights tract, to accommodate this fast growing section.

HOME ACRES TRACT

The Only Real Good High Ground in Los Angeles at a Real Low Price

This You Can Buy on the Easy Terms of 10 Per Cent Down and \$5 to \$10 a Month

Any man that wishes to own his own home can meet his wish now. Here is every element of situation required by the rich—elevation, beauty, healthfulness, close to city, quick car service—and to be had at the poor man's price. No one ever lost money in buying close to a large city. No one can lose buying in Los Angeles, and no place offers as much as is offered here and now. Look this location over, you'll say so, too. Dozens of other thrifty people have profited by our offer, many have resold at a good profit and bought again—why not you do likewise?

Generous Size Lots \$150 to \$600 Can't Match Them Elsewhere

To fare is forever guaranteed. Not over 20 minutes into heart of the business section. Closer than West Adams street and Figueroa from First and Spring and in a far more sightly, healthful section.

Take East First Street Car—Ride to End of Car Line and You Are on the Property
If you want a little bit higher ground, better improved, higher class—in fact, the cream of this whole section—let us show you beautiful PALMA HEIGHTS. It lies right next to 1200 acres of Huntington property and is certainly a most charming situation. Prices are much less than you'd expect for such property—10 per cent down, \$10 a month, terms you can easily meet.

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Free Ride to Redondo Every day—By Electric Line—Every twenty minutes—Come on! Come all! Get your Free Electric R.R. tickets at our office 124 South Broadway—Ground floor Chamber of Commerce Bldg—\$4—Down—\$4—per month—No Interest—No Taxes—\$90 per lot

Join the Rush to Redondo where two millions have already been expended in substantial improvements and over a million is now being expended in addition there to. The grandest success of the season—Every body delighted—Lots are selling fast—Don't delay!

The Beautiful Redondo Villa Tract.
Only \$90 per lot \$4 down \$4 per month—No interest—no taxes.

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Los Angeles Securities Co., 124 S. Broadway, Los Angeles
Gentlemen—Kindly mail me full information, map and illustrated prospectus concerning the Redondo Villa Tract, free of any expense to me.
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Ground Floor, Chamber of Commerce Building.
Plenty of pure water at only 7 1/2¢ per 1000 gallons. Electric lights and electric power now on tract, furnished by the Edison Electric Co.
No Trouble to Answer Questions. References: Consolidated Bank of Los Angeles and our many satisfied customers.
Office open every night during week days from 7 to 9 o'clock to accommodate those who cannot come during the day.

THE GRAND MILLION DOLLAR HOTEL AND TROPICAL GARDENS AT REDONDO.
Three electric railways now being built to Redondo. The Redondo Villa Electric Railroad now under construction. Actual work has commenced on Mr. H. E. Huntington's \$1,250,000 Electric Power House at Redondo.

Buy where the Air is the Purest from Off the Health Restoring Waters of the Pacific

STRIKE NOW!
Every Passing Hour Adds to Their Value

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H. W. Hellman Building
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Southwest Corner of 9th and Spring
117x49 feet—a strategic business point—the price is low. See us about it.

Northeast Corner of Broadway and 8th
100x120 feet—at a price which makes it the bargain buy of Broadway.

850 South Hill Street
40x125—close to the new \$1,500,000 Hamburger store,
\$60,000

Hotel Lillie
60x155 feet on Hill, between Fifth and Sixth—the best buy on Hill St.—faces Central park.
\$135,000