

SUNDAY MORNING, SEPTEMBER 29, 1907.

## INDUSTRIES ARE WANTED

EFFORTS ARE NOW MAKING TO SECURE THEM  
CLIMATE WILL BE AN IMMENSE ADVANTAGE

Invitation is Extended to Those Enterprises for Which the Great Southwest Can Furnish Raw Materials

The growth of the typical city is much like that of a nation in many respects. It is marked, to take one point of similarity, by different stages which may be characterized by the predominant efforts of each. There is a time at the beginning when it partakes of the nature of the surrounding country. It is rural in its thought and activity. As years go by it passes into other periods and gradually emerges into a great commercial center. A certain proportion of its workers will be engaged in the retail business, another proportion in the wholesale, and still another in professional lines, while a fourth must have opportunities of an industrial class. Their training and past experience necessitate their finding such employment. And it becomes incumbent upon a city to provide it, especially when it is ambitious for growth.

Los Angeles, for instance, has in the course of its great good fortune arrived at a point in its progress where it must recognize that the influx of newcomers every year brings many who are trained factory workers and who must look to that kind of employment for subsistence.

**Climate the Great Asset**  
In the past the city has given little encouragement to the development of this side of its commercial life, partly we suspect because she has not felt it necessary for her marvelous growth. She has relied, and wisely too, upon climate as her great asset because that has been a drawing card which has been hers exclusively. She had little or no competition, and with a clear field she entered the contest against those cities which had so much to offer in the way of commercial advantage. At least that is the way it has seemed. But we believe there is a large body of her active citizens who think the time has come for her to put forth her claims strongly as a favorable point for the location of manufacturing industries. Those we have are flourishing; let us have more.

We have an abundance of available territory on which to locate them, territory which can be quickly provided with transportation facilities. One real estate firm, which has been pressed with increasing inquiries, placed a tract on the market this summer in the midst of the dull season and met with an encouraging response. Another company changed its plans for a portion of a residential tract so as to permit the introduction of factories, and they are about to see their plans materialize. Hawthorne is being built avowedly upon the factory theory, so to speak. Get the factories there and the residence lots will take care of themselves. Its founders' ambition is to make it the Pullman of the west. Several factories now occupy buildings there and the prospects are that soon the number will be more than doubled. The activity along this line is not limited to the tracts already upon the market. Three other tracts, two of them large ones, are now being platted for an early introduction to the buying manufacturing public.

### Industries Coming

Los Angeles' efforts, however, should not be confined to providing for the industrial interests she now has. Indeed, happily, such is not the case. Certain individuals are now in the way of completing negotiations for the establishment of large woolen mills at the city's borders, which will afford support for people enough to make up a small town. A big paper mill is expected soon upon the list.

These are indications of what may be accomplished if energy is expended in this direction. The city does not and need not offer bonuses to obtain manufacturing plants. She is not interested in "tramp" concerns which find it profitable to accept a large bonus in the shape of cash or property or freedom from taxes for a number of years and then move on to the next anxious city.

Los Angeles has advantages to offer which she believes will appeal to the owners of legitimate business. Here her great asset of climate steps in and commands consideration. It is estimated that this one item alone will effect a saving of from 10 per cent to 15 per cent over an eastern location, other things being equal. It means better work and more work from employees who do not enter the shop of a winter's morning chilled to the marrow by cutting sleet; it means a consequent saving in the cost of fuel for heating; it obviates the need of heating buildings. Not to elaborate further, this is the bonus the city has to offer.

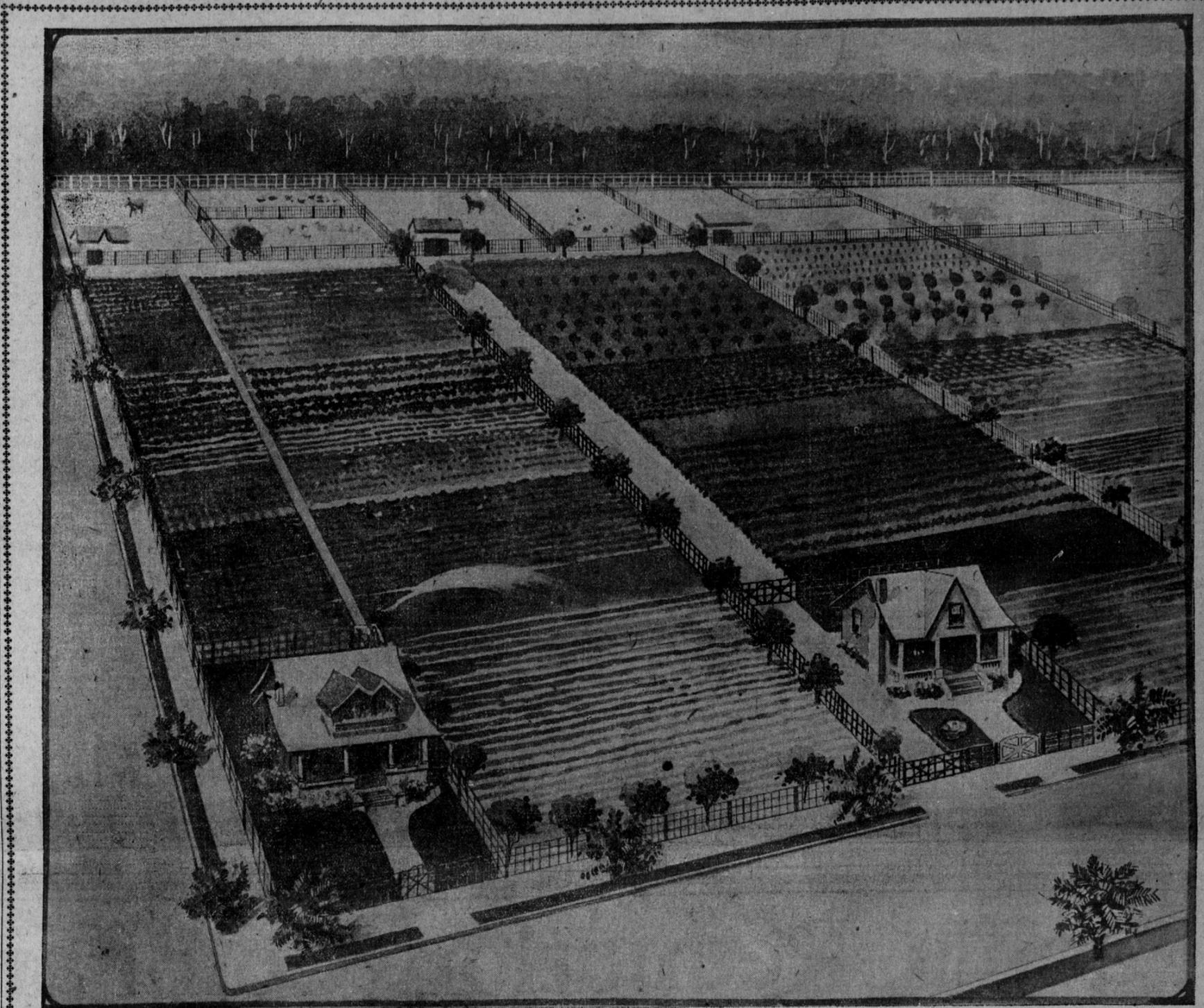
It is not urged by those interested in the subject that an indiscriminate effort shall be made to bring new enterprises here but only those which turn out a product for which there is a ready market. There is much that can be done in the way of by-products. A company in the San Fernando valley is producing an evaporated lemon from culls and the business is growing rapidly enough to warrant its removal soon to Los Angeles for a more advantageous location. There is pressing need of a malleable iron works on the coast. Scrap iron is plentiful enough to make it profitable for the man who first introduced the country favorable for the manufacture of cotton mills. When it comes to the manufacture of perfumes Southern California, a riot with possibilities of flower culture, can divide honors with France, and Nevada and Arizona, which now look to Los Angeles as their point of supply, and when you extend your vision on into the future and see the sails of an immense commerce departing from what we hope will be free San Pedro and henceforth swarming up and down the coast that lies to the south, and to the north it looks as if a vigorous campaign for new industrial enterprises would be decidedly worth while.

### NEW REALTY COMPANY OPENS OFFICES IN CITY

The Kremer-Klein company is the name of a new realty firm that has just opened offices in the Lelsner building. The members of the firm are A. M. Kremer, Sigmond Klein and Ed Greenwood. Mr. Kremer is a native of Los Angeles and has lived here all of his life. Mr. Klein comes from Oakland, while Mr. Greenwood's former home was in Berkeley.

### NEW HOTEL BUILDING WILL BE CONSTRUCTED

The new owners of the Hancock Banning residence on North Broadway, near the tunnel, are contemplating the erection of a large hotel building on the site of the present structure. The property was recently sold for \$22,500.



VIEW OF THE CROVELAND FOUR-LOT RANCHES WHICH THE ACKERLY SALES COMPANY IS OFFERING IN HUNTINGTON PARK

### CITY RANCHES FOUND IN HUNTINGTON PARK

Something New is Offered in that Attractive Section to Those Who Want Country Home.

A new proposition is offered the real estate market by the Ackery Sales company, whose offices are at 333 South Broadway. They have taken a large plot of ground in Huntington Park and instead of cutting it up into city lots have divided it into four-lot ranches on which they will build homes for purchasers.

### WEST ADAMS STREET GETS ANOTHER FINE HOME

The Alta Flaming Mill company has been awarded the main contract for the construction of a spacious frame residence on West Adams street, near Scarff, for Abbie E. Krebs. It will have two stories, attic and basement. The main floor will contain a large reception hall, living and dining rooms, conservatory, den and kitchen. The finish will be in Peruvian mahogany, with floors of oak. The living room and reception hall will have beam ceilings and paneled wainscoting. The second floor will contain five bedrooms with connecting dressing rooms and baths. The woodwork will be white enameled. A large billiard room and servants' quarters will be located in the attic. Furnace room and laundry will be in basement. The cost of this residence is upward of \$20,000. Hudson & Munsell are the architects.

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### CONTRACTORS ARE BUSILY AT WORK

NUMEROUS FLA BUILDINGS ARE STARTED

C. C. Chapman Will Erect Three-Story Warehouse of Slow-Burning Construction on East Third Street

G. C. Miller is having built by day labor at 1805 Hobart boulevard, a seven-room residence.

The Anderson Mill company has commenced the erection of a \$5000 residence at 151 South Commonwealth avenue.

Julien & Lutz have the contract to construct a two-story brick warehouse, 100x129 feet, at 735 Aliso street, for C. H. Clayton.

A two-story frame building to contain three stores and fifteen rooms is about to be started at 3909 Pasadena avenue, by R. N. Martin.

H. D. Salveter has commenced the erection of an up to date two-story four-flat frame building on the southwest corner of Fifth and Boylston streets for W. V. Boyd.

O. Saffell has contracted to build an eight-room frame residence at 326 Catalina street for B. D. Crowell. It will be modern in every respect and will cost \$5500.

A. Osborne has the contract to remodel the residence of Mrs. E. B. Hanna at 120 South Union avenue. It will be converted into a four-flat building of five rooms each. New plumbing, electric wiring and all modern features will be added.

The Milwaukee Building company has secured the contract for the construction of a two-story nine-room frame residence at Gramercy place and Sixth street for A. Roberts. It will cost \$3000. The plans were drawn by Architect F. M. Tyler.

C. J. Nordquist has secured the general contract for the construction of a two-story ten-room frame residence on Arapahoe street, between Ninth and Tenth streets, for J. L. Jonas. The plumbing work was let to Charles Strook. Architect S. Tilden Norton has this work in charge.

The San Gabriel River Rock company is to furnish 10,000 tons of crushed rock for use in concrete construction to Los Angeles contractors by the end of the present year. This means that four carloads of thirty-five tons each will have to be delivered each day until the contract is filled.

Whiting Thompson has contracted to build a two-story frame building on East Eleventh street near Central avenue for S. O. Eikenberry. It will contain four four-room flats. He is also going to erect a six-room bungalow on Forty-third

### FAKE DEALERS ARE SEVERELY SCORED

MISREPRESENTATION OF LANDS MUST CEASE

Los Angeles Realty Board Goes After Local Agent Who Handles Ranches in Fresno County

The Los Angeles realty board at its regular meeting yesterday, which was held at the Hollenbeck hotel, authorized an investigation into the methods of certain real estate dealers accused of selling land by grossly false representations.

A complaint was made through the State Realty Federation against one agent doing business in Los Angeles. It was asserted that land, five acres of which is represented as capable of earning a living for a family and which is said to have an abundance of water easily obtainable, is really worth scarcely anything, as the only water obtainable is unfit for either domestic or irrigation purposes.

The property in question is situated in Fresno county, and on the strength of a report from the federation colonization committee in that district the board appointed a special committee to further investigate the complaint and take action toward exposing the agent who is accused of victimizing a number of poor investors.

In line with the above action the following resolution was carried by unanimous vote:

"Resolved, That in view of the recent exposure by the Los Angeles Times of real estate firms (not, however, members of the board) selling practically worthless lots in Antelope valley and the Nevada desert, Los Angeles realty board heartily commends newspaper exposure of misleading representations or advertising of land and lots, and deprecates the offering for sale of such property, as tending to entirely offset the benefit derived from legitimate advertising by responsible agents and members of the board. And be it further

"Resolved, That the board requests the newspaper press at large to give publicity to the fact that under the bylaws of the State Realty Federation, of which this board is a member, provision is made for the investigation of any colonization and immigration proposition concerning which complaint may be made and public denunciation of such scheme, if found fraudulent or misleading."

The Rev. Robert J. Burdette was present as the guest of the realty board at luncheon, and after the business of the meeting was disposed of he entertained the members with one of his characteristic talks, in the course of which he gave them some excellent advice, commending their action upholding the old doctrine of "noblesse oblige," and evoked their smiles by some funny stories.

### WIESEND. NGER AGENCY REPORTS SEVERAL SALES

Lots sold by T. Wiesendanger in the Curtis Park tract:

To John Buckley, fronting 42 feet on the north side of East Fortieth street, a seven-room, two-story house for \$1800.

To T. L. Derson, fronting 94 feet on the east side of Compton avenue; price \$1525.

To William Little, fronting 40 feet on East Fortieth street, north side; price \$925.

To John Barrett, fronting 42 feet on the east side of Compton avenue; price \$650.

To James Lyons, fronting 42 feet on the east side of Compton avenue; price \$700.

The buyer intends to build a house for his home on this property.

CHICAGO MAN PURCHASES SOTO STREET PROPERTY

J. J. Ennis of Chicago has bought the seven-room cottage at 222 North Soto street. The lot is 50 by 178 feet in size. The consideration is reported to be \$7000 cash.

### ORIGIN OF STEEL FRAME CAUSES DISCUSSION

Several Well-Known Architects Lay Claim to Much Coveted Honor

The recent death of W. L. B. Jenney, one of Chicago's leading architects, seems to have precipitated the engineering and architectural professions into a more or less acrimonious discussion as to the origin of the steel frame skyscraper construction. There is no question but that Mr. Jenney actually built the first tall building in Chicago, the Home Insurance building, but others claim that Architects Burnham and Root had planned, though not erected, that mode of construction to that time, and still other candidates for the honor have presented their claims. Of them all, Architect Buffington of Minneapolis seems to have the best foundation for his contention, as he is the only possessor of a United States patent on that construction, and has actually filed suits against owners of some tall buildings for having infringed his idea. Latest developments, however, bring out that his claims are combated by Architect Fitzpatrick of Washington, D. C., who asserts that the Fitzpatrick patent is invalid, because it was not that gentleman's own conception, he having "absorbed" it from Fitzpatrick, who was then, in 1883, his chief assistant, and who had elaborated the scheme of tall construction with an engineer named Strom.

The skyscraper certainly has solved many of our modern economic problems, and whether the scheme of construction was the invention of any one individual, or, as contended by some, a natural evolution, a logical solution of the problems before them, a conclusion arrived at by many architects and engineers simultaneously, it seems that the architectural profession deserves the greater praise, though the matter is so essentially an engineering one, for its introduction and perfection.

LOS ANGELES RESIDENTS PURCHASE ORANGE GROVES

Another Local Man Sells Ten-Acre Tract at Claremont

E. A. and E. F. Skinner of Los Angeles have bought from W. D. Ellis a very fine orange grove located at San Dimas. The grove covers thirty acres and carries a dwelling. The purchase price is reported to be \$30,000, \$20,000 more than the place sold for twelve years ago.

A ten-acre grove has also been sold by M. B. Campbell of Los Angeles to L. P. Goodchap of Madison, Wis. It is located near Claremont, and brought \$19,700.

### PERMIT IS ISSUED FOR CONCRETE WAREHOUSE

The Barber-Bradley Construction company has been awarded the contract for the erection of a two-story concrete warehouse at 131-135 South Los Angeles street. The contract calls for the expenditure of \$11,900.

### SALES OF REAL ESTATE

Property at 1459 West Thirtieth street, improved with a six-room bungalow, A. S. Abbott to J. W. Green, \$4000.

Property at 2041 La Salle street, consisting of a lot 60 by 180 feet, improved with an eight-room house, bought by Fred J. Baker for \$5500.

Property at 2324 South Hope street, consisting of a lot 50 by 190 feet, improved with a seven-room house, sold for the Carhart estate to Fred J. Baker for \$6450.

Property at 1454 West Twenty-fifth street, consisting of a lot 70 by 125, improved with a bungalow, sold for H. J. Bensinger to L. M. Oliver for \$5350.

Property at 1564 Maline avenue, consisting of a lot 45 by 78 feet, improved with a five-room bungalow, bought by S. P. Anderson for \$3175.

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