

# BIG BUILDING BOOM BREAKS CITY WITH TELLING RESULTS

## PERMITS SMASH FORMER RECORDS

### GREAT GROWTH IS SEEN IN AMOUNTS INVESTED

UPWARD TREND STARTLES EVEN THE BOOSTERS

Boom Spirit Pervades the Community. Figures Show Astonishing Increase Over the Same Week of Last Year

The first week in August was a boomer in building circles, permits amounting, to noon on Saturday, to \$24,684.

The building inspector's report, which follows, does not include a permit for a \$75,000 residence to be built by Ida Hancock, nor does it include thirty-five additional permits, amounting to about \$25,000, which were issued too late on Saturday to be included in the report.

The Hancock mansion is to be erected at Wilshire boulevard and Vermont avenue, of brick, concrete and tile. Other fine structures are included in the permits for the week.

Mark C. Cohn, chief clerk of the department of buildings, says that building in Los Angeles is growing with marked rapidity and that the forces of the building department are pressed to the maximum in taking care of the business which is fairly leaping forward. The permits themselves make good Cohn's declaration.

As the report stands, without the additions made on Saturday, it is ahead of the corresponding week of last year by \$69,064; and there were fewer permits to boot. The total issue for the week was 146 permits, amounting to \$60,120 for class D structures and four permits, amounting to \$51,000, for class C structures. There were 146 permits issued last week for 146 permits. Results have started even the boosters.

The report of Chief Inspector Backus, as segregated by Chief Clerk Cohn, is as follows:

Class	No. of permits	Valuation
Class C, 1-story	5	\$1,600
Class D, 1-story	56	\$6,120
Class D, 1 1/2-story	5	16,932
Class D, 2-story	8	1,850
Brick alterations	8	7,846
Frame alterations	50	11,554
Total	146	\$24,684

Following is a report by wards:

Ward	No. of permits	Valuation
Ward One	14	\$12,487
Ward Two	6	1,485
Ward Three	6	17,300
Ward Four	14	69,170
Ward Five	42	7,846
Ward Six	29	15,389
Ward Seven	7	11,825
Ward Eight	7	10,132
Ward Nine	18	10,132
Total	146	\$24,684

### Principal Building Permits

Duncomnum street, 427-29—William Lawrence, owner; Pozzo Construction company, builder; alteration of building, \$1200.

Avenue Sixty-six, 738 North—A. J. Morrison, at lot, owner and builder; one and one-half-story, seven-room residence, \$2000.

Adams street, 321 West—T. P. Newton, 2623 Hoover street, 291-29—W. Schmidt, two and one-half-story, ten-room residence, \$15,000.

Twenty-third street, 229 West—E. L. Pettit, 2297 West Twenty-third street, owner and builder; two-story, eight-room residence, \$2000.

Twenty-ninth street, 218 West—G. J. Levin, owner and builder; one-story, six-room residence, \$1700.

Fifty-sixth street, 1100 West—J. Sinclair, 631 Security building, owner and builder; one-story, six-room residence, \$1500.

Normandie street, 219-21—W. Schmidt, West Twenty-fourth street, owner; J. E. Hollman, builder; two-story, nine-room residence, \$3500.

St. Andrews place, 928-C. S. Poye, 1331 Arlington, owner and builder; two-story, nine-room residence, \$3300.

Forty-first street, 229, East—Charles Lemche, 2100 Bay street, owner and builder; one and one-half-story, seven-room residence, \$1500.

Edgeware road, 901—G. M. Beaton, Pasadena, Cal., owner; C. McDonald, builder; two-story, five-room residence, \$4000.

Third street, 1428, West—Mrs. M. Lewis, at lot, owner; W. S. Daubenspeck, builder; alterations to building, \$1200.

Budlong avenue, 4918—T. H. Tombs, Moneta, Cal., owner and builder; one-story, six-room residence, \$1500.

Asua street, 758-44, East—D. C. Miller, owner; John S. Larinton, builder; two-story laundry, \$3500.

Pocat street, 158 North—George Fishbaugh, 1550 Pleasant avenue, owner and builder; two-story, twelve-room residence, \$2500.

Thirty-third street, 924 West—F. A. Brode, 901 West Thirty-fourth street, owner and builder; one-story, six-room residence, \$1800.

Evergreen avenue, 413 South—Mrs. Mary Feitshaus, 429 South Euclid avenue, owner; Hanger, builder; two-story, seven-room residence, \$1700.

Thirty-seventh street, 1636 West—L. A. Florentino, owner; E. A. Layman, builder; one-story, five-room residence, \$1900.

Lafranco street, 2846—Ida M. Rudisill, 2402 East Sixth street, owner and builder; one-story, five-room residence, \$2000.

Fifty-first street, 202 West—Mrs. Sarah Werner, 829 West Eleventh street, owner; T. E. Newton, builder; one-story, five-room residence, \$2000.

Fifty-fifth street, 122 East—F. A. Sasselman, 1400 East Fifty-fifth street, owner and builder; one-story, five-room residence, \$1600.

Prichard street, 219 West—Peter Skinner, owner and builder; one-story, five-room residence, \$1500.

Forty-seventh street, 1027 West—Martha L. Zander, 2591 Locust avenue, owner and builder; one-story, six-room residence, \$1800.

Forty-eighth street, 208 West—Daniel M. Lacy, 1127 Wall street, owner; Wright, builder; one and one-half-story, seven-room residence, \$1500.

Central avenue, 1464—F. E. Regland, 815 Union Trust building, owner; C. F. Burton company, builders; two-story, sixteen-room flat, \$4600.

Thirty-eighth street, 1155 West—Ira H. Stanffer, 8423 Vermont avenue, owner; E. Shapland, builder; one-story, five-room residence, \$1200.

Forty-second street, 481 East—Joseph A. Carpenter, owner; George Seward, builder; one-story, six-room residence, \$2000.

Sichel street, 6118—E. G. Danfer, 617 South Sichel street, owner and builder; one-story, five-room residence, \$1100.

Thirty-first street, 2187 West—E. C. Dimick, 2118 West Twenty-ninth place, owner and builder; one-story, seven-room residence, \$2000.

Thirty-ninth place, 1650 West—Nellie G. Kerton, owner; Ryder Land company, builder; one and one-half-story, six-room residence, \$2500.

Forty-third street, 451 West—W. A. Augustine, Twenty-fifth and Alameda streets, owner; Ryder Land company, builder; one and one-half-story, nine-room residence, \$2250.

Fifty-first street, 1061 West—Elsie G. Hepper, 1413 West Twelfth street, owner; Ryder Land company, builder; one and one-half-story, seven-room residence, \$2050.

Fifty-sixth street, 522 West—E. McFonny, 5601 South Fifty-sixth street, owner and builder; one-story, six-room residence, \$1500.

Fifty-seventh street, 236 West—W. A. Stuy, 418 West Sixth street, owner and

## BUILDING NOW BEING ERECTED ON SOUTH MAIN STREET



EXCAVATION work has just been finished for this apartment building on Main street, between Eighth and Ninth streets, opposite the Flatiron. Concrete construction will start at once. The structure will cost

\$100,000, will be 75x175 feet in dimensions, with 140 rooms, thirty-five baths, basement, and containing on the ground floor space for four stores. The building will cover the entire plot, with the exception of ten feet in the rear. Above

the stores will be high-class apartments. The basement will be under entire building. Fred R. Dorn is the architect and J. E. and Robert Marsh the owners. The latter say that a large cafeteria is now figuring on the store

space in the building and that they can lease the upper part to at least two parties. While no papers have been signed it is evident that the owners will have no trouble in occupying the finished structure.

## PLANS FOR NEW HOTEL GLENWOOD

### RIVERSIDE BUILDING TO BE IMPROVED

Architects Prepare Plans for Fine Church Edifices and School Structures—Old Jobs, Long Delayed, Materialize

Plans are now ready for an elaborate addition to Hotel Glenwood at Riverside and for a high class apartment house to be built on Alvarado street. A number of church edifices are in course of preparation and also a number of schools. The usual good run of bungalows are reported for the week just closed and several old jobs which were held up temporarily are now on a fair way to materializing.

The Builder and Contractor reports the following among the architects:

Architect Arthur B. Benton, 114 North Spring street, has prepared plans for an imposing addition to the Hotel Glenwood at Riverside. An open arcade of high buttressed arches extending along the Seventh and Orange street fronts of the building, a distance of 660 feet, will be built. It will be sixteen feet high, of brick construction with coping of mission tile. This will form an arcade eighty feet longer than the famous San Fernando mission, and will prove an attractive feature to its well known hostelry.

Architect M. Paul Martin, 414 Hennessey street, has prepared plans for a high class apartment house, to be erected on the southwest corner of Alvarado and Ninth streets for W. E. Cuyler. It will be three stories and basement and of brick construction. It will contain 100 rooms, arranged in two-room suites, each with private bath and buffet kitchen. There will also be a spacious entrance, elaborate staircase, hall and rounda. There will be a ladies' parlor and several reception rooms. In the basement will be quartered the building, 28x75 feet in size. This room will have beamed ceiling, decorative work, staff ornamentation, white enameled woodwork and polished hardwood floors. The basement will also contain storage rooms, servants' quarters and heating plant. Each room will be provided with steam heat, gas and electricity, built-in furniture and wall beds. A roof garden will surmount the structure.

Architect Norman F. Marsh, 206 Broadway Central building, is completing plans for extensive alterations and additions to the San Bernardino Presbyterian church. Sunday school rooms, social and ladies' parlors will be added. The present building will be expanded in the improvements.

He has also drawn plans for remodeling the First Baptist church at San Dimas. The present building will be changed to a new location and altered and added to make a modern building out of it.

The same architect has also completed the plans for the Glendale Union high school, and the plans are now ready for prospective bidders. It will be a thoroughly equipped high school, and is estimated to cost about \$50,000.

## ROOMS, LIBRARY, KITCHEN, FOUR BED CHAMBERS, SEWING ROOM, BATH ROOM AND NECESSARY CLOSETS. THERE WILL BE A LARGE FIREPLACE AND SEVERAL GAS MANTELS. FURNACE AND STORAGE ROOMS IN BASEMENT. THE OTHER TWO HOUSES WILL BE FIVE AND SIX ROOM BUNGALOWS, AND WILL BE SUPPLIED WITH MODERN CONVENIENCES. PLATE GLASS WILL BE USED FOR WINDOWS.

The indications are that a substantial seven-story building will be erected at the northeast corner of Second and Hill streets in the near future. The syndicate owning the property has obtained preliminary estimates of the cost of a building, and are negotiating for responsible tenants for the first four stories of the building. The Union League club will occupy the three upper stories and a roof garden.

Architects Parkinson and Bergstrom have taken bids for the lighting fixtures to be installed in the Pacific Mutual insurance building at Sixth and Olive streets.

They have also submitted the bids received for the construction of the Friday Morning club building to the building committee. This being about the third time the work has been figured, it is expected that a final agreement will be reached. The building is to be erected at Adams and Hoover streets and will be a valuable addition to that locality.

## POMONA PROPERTY IS TRADED FOR CITY LOTS

Vermont Avenue Cottage Sells for \$3300—Ten-Acre Orange Grove Is Exchanged for Seaside Beach House

Arthur G. Munn has exchanged a ten-acre orange grove of 12-year-old trees, formerly known as part of the Mosgrove property, on Fifth and Pomona, valued at \$15,000, and owned by George E. Hart of this city. He exchanges this for a ten-room modern residence at 3622 South Figueroa street, owned by Thomas K. Miller, and valued at \$12,000 clear. It is Mr. Miller's intention of building at once a very handsome and attractive bungalow on the lot.

Munn has also exchanged a two-story brick and frame building on lot 10 in the Dakota tract at 8029 East Fourth street, owned by D. L. Imbert and valued at \$7000, including a stock of merchandise, all of which he exchanged with G. T. Daggett for a handsome brick building at San Jacinto, valued at \$6000 and \$1500 cash. Munn has sold a six-room modern cottage at 974 West Forty-sixth and Vermont avenue, the seller being Mrs. F. W. Fitzpatrick and the buyer Mrs. Lizzie Alveal of Yuma, Ariz.; consideration \$3300.

Also a seven-room, two-story building on Bay island at East Newport Beach, owned by A. W. Wright, to Mr. Pettigrew, assistant cashier of the Citizens' National bank, for \$3000.

Ten acres of orange land at Colton, valued at \$3000, was traded by Munn for Miss Mary Poak, who transferred it to A. Crawford for his five-room cottage at Seaside Beach, valued at \$2000, clear for clear. In this deal Munn was assisted by the firm of Meyer & Johnson.

## ROL KING SELLS 100 ACRES OF STONE LAND

For Six-Room Bungalow

Architect F. M. Tyler, 600 Union Trust building, is drawing plans for C. B. Ingram for a six-room bungalow to be erected at South Pasadena.

The same architect has also completed plans for a modest eight-room residence to be constructed on Oxford avenue, near Sixteenth street, for C. D. Ewing. It will have artificial stone porch, beamed ceilings, paneled woodwork, hardwood floors and furnace heat.

The same architect also has in preparation plans for a two-story, ten-room frame residence to be built at Central avenue and Oxford avenue for Miss J. F. Rorick. Modern conveniences are specified.

## Work is Rushed on Theater

Work is being rushed on the new opera house at Santa Ana, which is financed by Dr. Roberts. It will cost about \$12,000 furnished, and the contract is in the hands of C. M. Jordan.

## BUILDS \$100,000 HOUSE OF HOLLOW TILE DESIGN

One of the most unique houses in the city is being built for L. Lindsey on West Adams street near the city limits. It is of hollow tile with facing of special pattern of brown and white terra cotta tile. Interiors walls of basement are white glazed tile. Porches, retaining walls, barn and garage are all made of tiling. The cost of all buildings will be close to \$100,000.

## RIG RANCH IS TRADED FOR VALUABLE TOWNSITE

Ninety-two Acres in Simi Valley, Valued at \$60,000, Exchanged for Riverside County Tract

Arthur G. Munn, 202 Mason building, reports the exchange of ninety-two acres in Simi Valley, thirty-seven miles north of Los Angeles, planted to twelve-year-old prunes, peaches, apples, olives and other fruits. It is said to be one of the handsomest deciduous fruit ranches in the state and was formerly owned by George E. Hart of Los Angeles, and considered good value at \$80,000.

This property was exchanged for the townsite of Winchester, in Riverside county, on the branch line of the Santa Fe, running to San Jacinto, and consists of 257 town lots, 105 acres of alfalfa land, two-story brick building, 60x90 feet, valued at \$30,000.

This property was owned by the Nevada Realty company of Los Angeles, which exchanged it clear for Hart's Simi fruit ranch, the Nevada Realty company assuming a certain mortgage of \$14,500.

## BUYS VALUABLE LOTS; TO BUILD A MANSION

Mrs. George Mitchell has bought from the McKenzie-Ramsey Investment company the lots cornering at Tenth avenue and West Adams street, measuring 320 by 230 feet, at reported price of \$26,000. The buyer will erect a residence to cost about \$100,000. The lots are very slightly.

## Glendale is Active.

In Bowen & Norman's Glendale tract several sales have recently been made and in all cases the buyers will put up houses. Among them is G. N. Warwick. All portions of Glendale are active.

## SAN PEDRO VALUES SHOW BIG INCREASE

### CORPORATIONS BUY LAND AT HANDSOME FIGURES

Block Is Sold at Three Times Its Value a Few Years Ago—Many Improvements Are Planned

Special to The Herald. SAN PEDRO, Aug. 8.—There has been more activity in the realty market here during the past few weeks than has been manifest before for more than a year. Inquiries have been numerous and a number of good sales have been made in the past week.

It is reported that W. S. Heinemann of Los Angeles has purchased the Griffin block, fronting on Fifth, Front and Beacon streets, for the sum of \$48,000. This block was transferred a few years ago for \$15,000, thus showing that values are not only holding their own, but are making gratifying gains. It is also rumored that the Standard Oil company has purchased a portion of the Crescent wharf and a tract of land east of the Salt Lake railway. The company will build a large plant for the distribution of refined products.

It is thought that the establishment of the harbor lines will result in immediate action on several dredging projects on the upper harbor, and, if so, the end of the year may see many important improvements that have been waiting on this decision.

George H. Peck & Co. report the sale of lot 10, block 16, Pacific Improvement tract, to E. Ludwig, for \$1300; lot 15, block 16, same tract, to H. R. McClain for \$1200; lot 11, block 61, Alma tract, to Allie Muller for \$1000; lot 12, block 61, same tract, to Al Larsen, for \$1500. They also report the sale of lot 8, 9, 10, 13, 14 and 15, block 61, same tract for \$13,500.

Lot 19, block 1, Esperanza tract, was sold to Miss Blanche Buckout for \$1000. George F. Hobart reports the sale of lots 1 and 16, block 57, James' subdivision, fronting on Ancon and Orizaba streets, to Mrs. A. M. Perks of San Francisco, for \$4000 cash, also lot 19, block 7, Palos Verdes tract, to R. S. Lord, Miss C. Rogers & Co. have made several sales which are not closed.

## Starts Eight-Room Frame

C. J. Schulz has started the erection of an eight-room frame residence at 5225 Echo street.

# Cherry Valley West Addition

Our Fifth Great Subdivision on the Market Monday Morning

## The Apple Paradise of Beaumont

THIS FITLY DESCRIBES THE NEW CHERRY VALLEY WEST ADDITION THAT GOES ON SALE MONDAY MORNING AT GROUND FLOOR PRICES

CHERRY VALLEY WEST ADDITION, THE FIFTH OF OUR GREAT SUBDIVISIONS, COMPRISES 560 ACRES OF VIRGIN FOOTHILL APPLE LAND IN THE HEART OF THE BEAUMONT VALLEY—THE ELEVATION 2850 FT. ABOVE SEA IS IDEAL FOR APPLE CULTURE. WATER CERTIFICATES GO WITH PURCHASES.

### EARLY BUYERS GET FIRST CHOICE

## Here's the Latest from Beaumont

Cherry Valley West Addition, the fifth of our quick selling and unmatched farm subdivisions, comprising 560 acres of the finest irrigated apple and fruit land in Southern California, goes on the market at 9 o'clock Monday morning. Hundreds of apple raisers who have long waited for us to market this coveted tract of land will be on hand to make selections and a record selling campaign is sure to ensue. Again the fact that people are buying Beaumont Valley lands faster than any other section in Southern California is conclusively demonstrated by the rapidity with which we have sold our former tracts and reached CHERRY VALLEY WEST ADDITION, "The Apple Paradise of Beaumont." Our total sales are now \$250,000, are running nearly \$1000 a day and will be over \$300,000 in less than sixty days. Take past experience as your guide! Consider how our buyers have profited, quickly, sharply and invariably. Then make up your mind to get in on the ground floor of CHERRY VALLEY WEST ADDITION sure; 560 acres to pick from. Many elegant corner pieces with 1300 feet of street frontage. Get first selections at ground floor prices Monday morning sure.

#### LOCATION:

Cherry Valley West Addition is due north of Beaumont on the gently sloping foothills of the velvety Crafton Hills. The incline is about 50 feet to the mile, just enough for economic irrigation. The elevation is from 2850 to 3000 feet, ideal for apples, cherries, pears and grapes. The drainage is excellent. The scenic qualities unsurpassed. Perfect for health.

#### PRODUCTIVE POWER:

Set to apples, pears or cherries, 5 acres of Cherry Valley West Addition will provide for a family and 10 acres will make you rich. \$175 to \$250 an acre is an established yield from these fruits on adjoining property and the best and oldest judges of land in the valley say Cherry Valley West is rich beyond measure.

#### WATER:

Tract is already traversed by a main irrigation line leading direct from the great underground storage basins of Edgar Canyon, where two great pumping plants furnish pure, cold and sparkling water from never-failing wells and mountain streams. Water ready for use, so you can tap the supply and start actual farming at once. Water certificates go with purchases.

#### SOIL:

Decomposed granite, admixed with vegetable moulds, deep, rich, mellow and perfectly amenable to highest cultivation. No hard pan, alkali or adobe. Damp land and underlaid with an ideal subsoil. A perfect spot for apple culture on the sunny south slope.

#### ENVIRONMENTS:

Cherry Valley West Addition has as neighbors the most famous apple, cherry and pear orchards in Southern California. To the north is Thomas Melner's ranch, that produced the prize-winning fruits at the World's Fair and at every state fair when exhibited. To the east is the great Highland Home Ranch, where 150 acres of unmatched orchards show what the soil will do. Across the street is the historic Edgar Ranch and vineyard, the former home of Mrs. Dr. Edgar of Los Angeles.

#### PRICES:

Like all Beaumont subdivisions, Cherry Valley West Addition goes on at prices to sell it out in a trice. Just think! You can have your pick of this matchless tract at \$140 to \$150 an acre—no higher—including water certificates, on terms to fit any pocketbook. If you will buy the land and make the first payment you ought to be able to produce enough to take care of it from that time on.

### Free Trips to Buyers

leaving on special excursions every Sunday and Thursday. Trip includes railroad fare, dinner, 5-hour carriage ride over the entire valley, careful face to face inspection of Cherry Valley West Addition, returning to Los Angeles at 7 p. m. same day. Come in and join our Thursday party.

### Free Beaumont Lectures Daily 2:30 and 8 P. M.

are held in our own lecture hall, 544 South Broadway, where we show 100 beautiful colored slides showing the Beaumont valley in general and the new Cherry Valley West Addition in particular. Don't take but a few minutes and not a penny of your money to see and hear the story of Beaumont, the richest deciduous fruit district and fastest growing community, bar none, in Southern California. Come in Monday sure.

### Cut Out and Mail the Coupon Below Today Sure:

BEAUMONT LAND AND WATER CO., 226 MERCANTILE PLACE.  
LECTURE ROOM, 544 SOUTH BROADWAY, LOS ANGELES.

I am interested in knowing all about Beaumont and the apple lands of the new Cherry Valley West Addition and would like to have you send me maps, prices and facts, backed by actual conditions on the ground. If the information supplied is satisfactory I may wish to go to Beaumont on one of your Sunday or Thursday excursions, so please give railroad rates from here. The size ranch that would suit me best would be about \_\_\_\_\_ acres.

Name \_\_\_\_\_  
Address \_\_\_\_\_ Herald 8-9