

ESTATE AND BUILDING NEWS OF SOUTHERN CALIFORNIA

NEW BUILDING FOR BROADWAY

TEN-STORY LOFT WILL RISE BELOW SIXTH STREET

LYMAN J. GAGE PLANS HOUSE AT POINT LOMA

Architectural Designs of Week Include Six-Story Brick Apartment Close In, a Warehouse, High School and Dwellings

Plans are being prepared for an old English style house on Westmoreland place, costing \$20,000; for a six-story brick apartment house close in; for a two-story brick warehouse near Los Angeles street on Third street.

Plans were completed for the Huntington Park high school and for a \$20,000 apartment house to be erected at the southwest corner of Third and Hope streets.

The city engineer is at work upon plans and estimates for a tunnel through the hill between Hill and Figueroa streets.

The builder and contractor reports among the architects as follows: Architect Frederick Noonan and Arthur H. Hubert, associated, 1017 Broadway Central building, have been commissioned to draw plans for a two-story, twelve-room, mission style residence, to be erected at Point Loma, San Diego, for Lyman J. Gage, former secretary of the treasury. It will be complete in every detail, and will cost about \$15,000.

Also plans for a \$30,000 residence to be erected in San Diego for Col. Wesley Brainerd.

The same architects also have in preparation plans for a large, two-story, attic and basement old English style residence, to be constructed in Westmoreland place for W. F. Young. It will contain twelve rooms, several private baths, servants' quarters, etc. It will have cut stone porches, plastered and half-timbered exterior treatment, hardwood trim, furnace, first-class plumbing, estimated cost, \$20,000. The same architects are also at work on plans for a six-story brick apartment house to be erected on a close in lot. It will be a first-class building, and will contain ten stories, divided into one, two and three-room suites, with kitchen and bath to each. It will have marble vestibule and entrance hall, billiard room, lounge, smoking parlor, etc., steam heat, hot water, wall beds and other built-in furniture, elevator, pine trim, wood and metal lath, pressed brick front with artificial trimmings; first-class plumbing and electrical conveniences.

Twelve-Room Frame

Architect Charles E. Shattuck, 318 Mason building, is drawing plans for two twelve-room frame residences, to be erected on Hill street, between Wilshire boulevard and Seventh street, for S. R. Smith.

Architects Dennis & Farwell and Train & Williams, associated, have in preparation plans for a four-story and basement steel-frame fireproof loft building to be erected at 67-631 South Broadway, now occupied by the United States theater. It will be six and a half stories in height for the Co-Tenant company, in which Herbert J. Gouge, Fred Barman and others are interested. The property is owned by Miss H. Jones and Mrs. Lyman Farwell and has been leased to the Co-Tenant company for a term of fifty years. The building to be constructed on this property, at the same time, will be sufficient strength to sustain six additional stories.

Architects Train & Williams, 234 South Broadway, are drawing plans for a one-story ten-room frame ranch house to be erected at Capistrano for C. Echenique. A tankhouse, laundry, pumping plant and bunkhouse for the employees will also be erected.

Architects Edelman & Barnett, Blanchard building, have prepared plans and specifications for alterations and additions to the store building on the east side of Hill street, just south of First street, which is to be equipped for the city receiving hospital. The work includes carpenter and brickwork, plumbing, painting, electric work, tile wainscoting, cement floors, Angelus furnace, with oil burner, etc.

For Brick Warehouse

Architects Morgan & Walls are preparing plans of a two-story brick warehouse building, 50x100 feet, to be built on East Third street, near Los Angeles street, for the Pacific Light and Power company. It will have pressed brick front, composition roofing and be equipped with elevator.

The same architects are making plans of a one-story brick store building, 75x50 feet, to be built at the southeast corner of Vermont avenue and West Forty-eighth street, for Frank B. Moore of the firm of Godfrey & Moore, druggists. It will be divided into three rooms.

Architect John C. Smith, 330 H. W. Hillman building, has been selected to draw plans for the new city hall and jail building for the town of Lanta. It will be two stories and basement, of brick, and will contain the offices of the various city officials, council chamber and quarters for the jail in the basement. Provision will be made for several steel cells, but these will not be installed at present. Furnace and fuel rooms will also be in the basement. The amount available for this building is \$75,000.

Architect Norman F. Marsh is busily engaged in completing the plans for the Huntington Park high school and expects to have them ready for contractors tomorrow.

E. E. B. McInnis, San Fernando building, has completed plans for a \$20,000 apartment house to be erected on the southwest corner of Third and Hope streets for William F. Pann and Thomas Flannery. The structure will be of frame, covering an area of 145 by 50 feet, and will be three stories high in front, rising to five stories in the rear, to accommodate the grade of the street. It will be divided into twelve three-room and thirty two-room suites.

With Private Baths

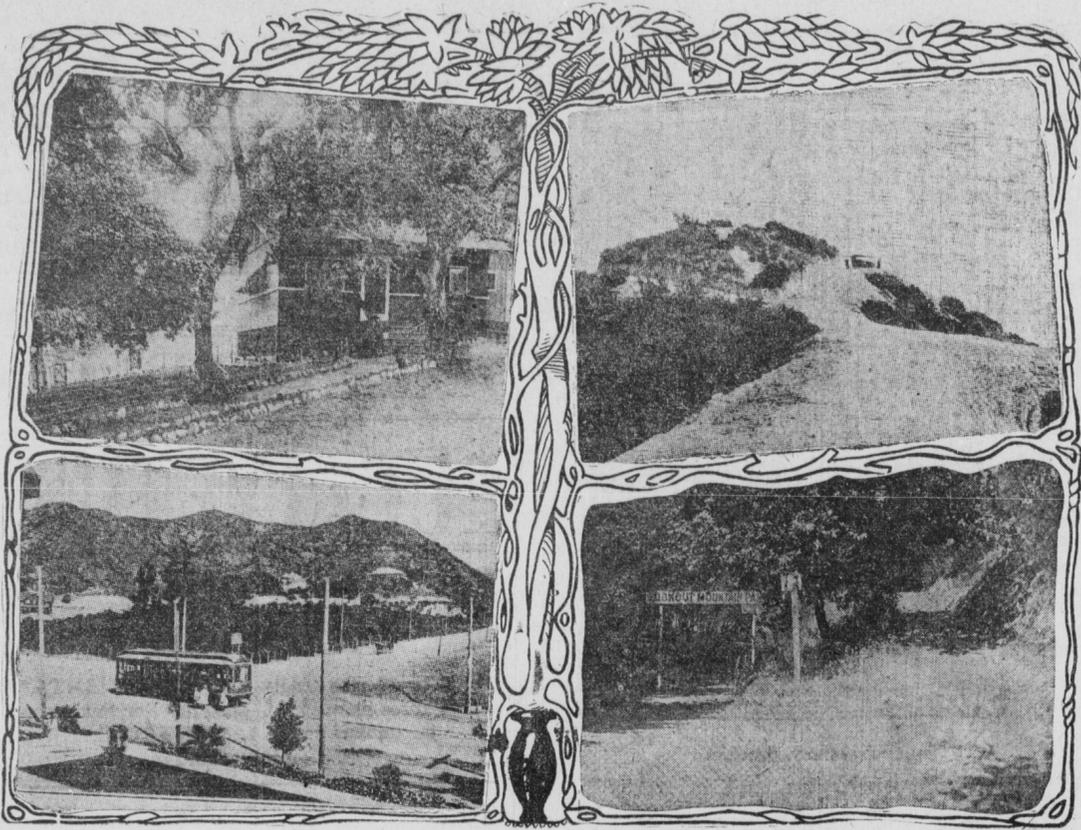
Each of the larger suites will be provided with private bath, and disappearing wall beds will be installed throughout. There will be a cement basement under the front section of the building, in which will be located storerooms and the heating plant. A cement porch with four thirty-foot columns will adorn the front. A reception hall, 20 by 20 feet, will be located on the first floor. It will have hardwood floors and plate glass windows. Electric fixtures, high grade plumbing and latest improvements will be provided.

Edward Gadden, Hennes building, has drawn the plans and will start the erection of a brick garage, 50 by 157

Lookout Mountain Park, Overlooking Valley and Sea

A MOUNTAIN BUNGALOW

SUMMIT OF MOUNTAIN



STREET CAR EN ROUTE

ROADS IN THE PARK

feet, on Hope street between Eleventh and Twelfth streets. It will have cement floors, plate glass front, reception room, show rooms, machine shops, etc. The city engineer is now making plans and estimates of the proposed tunnel to be put through the hill on West Second street between Hill and Figueroa streets.

The A. C. Ong company, Pasadena, will erect a brick store building on the corner of Mission and Fair Oaks avenue, South Pasadena, provided a tenant is secured. Excavation work is already done.

Matthew Slavin has purchased a fine building site at the corner of Exchange place and Raymond avenue, Pasadena, for \$40,000, and as soon as the present lease expires will erect a business building.

Architect R. Myron Woolpert, city hall, Alhambra, has drawn plans for a spacious bungalow to be erected at Main and Granada streets for Miss Clara Cummins. Mr. Woolpert is also at work on other structures to be built at Alhambra.

Architect S. L. Pillar of Riverside has drawn plans for a two-story brick store building to be erected on the corner of Sixth and Main streets for Frank E. Abbott.

Architects Davis & Higgs of Pomona have prepared plans for the proposed hospital to be erected for the Pomona Valley Medical society. It will be of modern design and will provide quarters for at least fifty patients, with the possibility of enlarging to accommodate over twenty more.

San Diego Structures
Architect W. S. Hubbard of San Diego is preparing plans for a one-story and basement bank building, 25x100 feet, to be erected on Fifth street, near D street, for the Marine National bank.

Architects Quayle Bros. have about completed plans for a four-story hotel building to be erected on the northeast corner of Fourth and A streets for M. Morrow. It will be 75x100 feet, of brick construction and up to date in its appointments.

County Surveyor George Butler has drawn plans for a two-story building, 25x50 feet, to be erected at the county farm, and to be used as a detention home. The first floor will contain the matron's rooms, bath, dining room and kitchen departments, the second floor being divided into fourteen sleeping rooms.

Beach Cities Boom with Wide Building Activity

SANTA MONICA, June 19.—Building improvements, completed and in progress, have wrought changes in the sky line of the streets in the vicinity of Pier avenue, no less than two large structures being ready for tenant and three in course of construction.

The Fraser building on the ocean front at Marine street, a one-story brick structure, is being occupied rapidly. It is the intention to complete the building at an early date by adding two upper stories, the foundation and first floor walls being built with this in view.

The Jones building on Marine street, between Trolley way and the ocean front, is complete as far as the brick work concerned. The ground floor will be occupied by the grocery store of Lee H. Young, and the two upper stories will be fitted out as an up-to-date apartment house. The structure will represent an expenditure of \$65,000 when complete.

The new Los Angeles-Pacific passenger depot and store building on the Trolley way, between Pier avenue and Marine street, has progressed as far as the brick work. The building is to be of brick throughout, the material of the lower half being faced with white

ing doors. There will be two readers' rooms, besides an alcove overlooking the auditorium, in which will be built a large pipe organ. A glass dome will surmount the structure. The building will cost \$35,000.

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enamel. It will cost in the neighborhood of \$4000.

The old Savoy hotel, which stands at the corner of Pier avenue and the Trolley way, has been jacked up and a complete brick first floor added. The ground floor will be occupied by stores and the hotel dining room. The improvement cost in the neighborhood of \$10,000.

The new La Petit theater building is complete and is being used for the purpose for which it was constructed. It is a two-story brick structure, being fireproof and fitted with the latest furnace. The exterior is finished after the Moorish style of architecture, the vivid coloring used in the decoration adding much to the beauty of the front.

The residence portions of the beach are receiving additions daily and many permits are recorded. The following buildings are either in course of construction or projected: W. R. Ketchum's building, at a cost of \$3000; a five-room cottage at 2532 Fourth street for C. A. Lusley, \$800; house of five rooms at 1223 Nineteenth street for J. C. Pettit, \$800; improvements at 244 Fremont street for Louisa Pfeiffer, \$500; remodeling at 2908 Highland street for C. C. Benoley, \$300; house of five rooms for A. Richards; at 641 Ashland avenue, \$1000; house of four rooms at 1833 Fourteenth street for John Denam, \$1000; house of eight rooms for W. J. Sullivan at 804 Second street, to cost \$3000; and a garage to cost \$2500; grand stand for Los Angeles-Pacific in the Palisades, to cost \$3000; two four-room cottages at 703-5 Ocean front, for J. E. Gill, to cost \$2000; house of two rooms for Miss Rose Donahoe at 2218 Oregon avenue, to cost \$150; house of five rooms for Joseph Meyer at 1434 Nineteenth street, to cost \$1000; addition to home of C. M. Enriquez at 1534 Seventh street, to cost \$250.

The old Los Angeles-Pacific depot and freight office building at Second street and Oregon avenue has been torn down and removed. What the company plans with the property is not yet announced. The Arcadia hotel building is rapidly being wrecked by the Whitling Wrecking company of Los Angeles.

BUILDING PERMITS GAIN OVER \$250,000

Permits for the erection of buildings of a total valuation of nearly \$750,000 were issued by the department of buildings of the Los Angeles board of public works from June 1 to 18 inclusive.

This exceeded by more than \$250,000 the valuations of the corresponding period of last year.

The number of permits this year was 451, and last year in the same time 328, or fifty-three less.

The largest single item in the current report is twenty-one class C buildings of a total valuation of \$267,697.

The fifth ward leads with 125 permits and valuation of \$171,215.

The department's classification is as follows:

Permits	Value
Class A, 1-story	\$267,697
Class B, 1-story	212,555
Class C, 1-story	15
Class D, 1-story	29,885
Class E, 2-story	129,699
Sheds	3,543
Foundations	1,500
Brick alterations	24
Frame alterations	129
Demolitions	4
Totals	\$713,552

Following are the building permits issued yesterday, classified according to wards:

Permits	Value
First ward	\$43,210
Second ward	16,708
Third ward	76,528
Fourth ward	130,256
Fifth ward	171,215
Sixth ward	148,453
Seventh ward	11,845
Eighth ward	8,840
Ninth ward	28,594
Totals	\$713,552

Saturday's Permits

Hill street, 1900, South—J. Hill, owner; Barber-Bradbury Construction company, builder; three-story, twenty-four-room apartment; \$18,500.

Forty-eighth street, 247, West—T. W. Newman, 233 West Forty-eighth street, owner and builder; one-story, one-room store; \$65.

Santa Fe avenue, 512—Union Oil company, owner; The Home, builder; two-story, forty-two stall barn; \$800.

Los Angeles street, 204, North—J. Mesmer, alteration; \$250.

Melrose avenue, 1547—J. F. Greenough, 1202 West Twenty-second street, owner and builder; one-story, five-room residence; \$2300.

Western avenue, 2109—M. McLaughlin, owner; H. Moore, builder; two-story garage; \$750.

Echo Park avenue, 1558—T. C. Douglas, 143 North Eastlake avenue, owner; H. Scott, builder; one-story, five-room residence; \$1200.

Third street, 221, West—Exchange Building company, alterations; \$563.

Kearney street, 1504—T. Lazarevich, 1504 Kearney street, alterations; \$700.

Seventeenth street, 1327, East—J. E. Calvin, 1325 East Seventeenth street, owner; W. R. Calvin, builder; one-story, four-room residence; \$700.

Forty-sixth street, 1581, West—A. R. Lindstedt, 1021 West Forty-sixth street, owner; R. D. Morris, builder; one-story, two-room shop; \$150.

Main street, 3121, South—E. T. Paske, 3128 1/2 South Main street, owner; G. J. Von Buskirk, builder; one-story addition; \$3000.

Twenty-seventh street, 2163—West-Suzie Hamilton, 2165 West Twenty-seventh street, alterations; \$750.

Pico street, 2554, West—J. Rundell, 3211 Dewey avenue, owner; C. N. Plagg, builder; one-story, two-room store; \$2500.

Grand street, 1571—W. Dellanore, 116 North Broadway, alterations; \$150.

Avenue 56, 297, North—O. D. Bennett, 297 Avenue 56, owner; C. H. Ayres, builder; one-story stable; \$40.

Leon street, 789—J. Y. Gold, 3718 Santee, owner and builder; one-story stable; \$250.

Proceeds with Plans
SAN DIEGO, June 19.—Dr. J. Mertzmann of Potrero has instructed an architect to proceed with plans for a two-story brick business building, 50 x 100 feet, to be erected on the southeast corner of Fourth and Ash streets. The first floor will consist of stores and the second floor will be divided into office suites.

OCCIDENTAL COLLEGE FOR EAGLE ROCK MAY ENHANCE REAL ESTATE

Sales at Pretty Suburb Follow Talk of Proposed School in Valley

The pretty suburb of Eagle Rock continues to be a strong favorite among purchasers of home sites. The probability of the Occidental college making its new location at the southern end of the Eagle Rock valley is causing much interest, and a large number of sales are being made. The Edwards & Willdey company reports the following:

Harriet M. Lovett, lot 49 Mayfair Park, 50x160 feet, near Colorado street, consideration \$750; Mrs. Lovett is building a two-story residence to cost \$3000.

For Frederick Steinhilber to L. R. Garrett, lots 5 and 6 Glen Egan tract, 100x250 feet, on Oak drive. These lots are covered with large live oaks, and Mr. Garrett will improve with bungalows.

To J. W. Strickland, lots 17 and 19 in Artesian Heights, 100x150 feet, on Ridgeway avenue, near Central, price \$300. Mr. Strickland will improve immediately with a modern six-room bungalow, which he will occupy as a home.

To C. W. Richardson, two lots in Eagle Rock Central tract, each 50x140 feet, on Rowland avenue, price \$300.

ETIWANDA VINEYARDS PLACED UPON MARKET

THE TRACT COMPRISES 1280 ACRES

San Gabriel Valley Lands Will Be Sold in Five-Acre Parcels—One Section Is Improved with Table and Muscat Grapes

Emil Firth placed Etiwanda vineyards on sale last week. This excellent property, containing 1280 acres, is situated in the San Gabriel valley between Etiwanda and Rialto on the Santa Fe railroad, near Bernardino boulevard, the highway between Los Angeles, San Bernardino and Redlands, intersects it.

The land is level and the soil an alluvial deposit, especially adapted for citrus trees and grape culture. Six hundred and forty acres of the tract are already planted to table and raisin grapes of the best quality and 640 acres more will be planted next spring to such varieties as purchasers may select. The vineyards will receive expert care and three years free of charge, and if purchasers desire will be taken care of three years longer for 10 per cent of the income.

The tract is divided into five-acre parcels, and pure mountain water, under heavy gravity pressure, is piped to each in large steel pipes. Ten lots in the townships have been set aside for public buildings, such as schoolhouses, churches, public library, meeting hall, etc., and five acres more will be used for receiving, packing and storehouses. The prices range from \$200 to \$250 an acre for a bearing vineyard on Firth's popular easy terms of \$5 cash and \$5 a month an acre, or one-fifth cash and balance in four equal annual payments, thus giving every one an opportunity to own his vineyard and orange trees.

For New Police Quarters

The city police department is in need of better police quarters in the University section, and steps will be taken to secure a new building. The police commission will soon ask the city council to appropriate \$15,000 to erect a new building on the site of the present University cubation, on West Jefferson street and Wesley avenue.

Whittier School Improvements

WHITTIER, June 19.—It is probable that additional school facilities will be provided for the Whittier high school. A building to cost about \$10,000 and suitable for manual training, domestic science, etc., is needed.

TEXAS SCHOOLS WIN CONVERTS

EDUCATIONAL FACILITIES ATTRACT SETTLERS

PRACTICAL FARMING PREPARES CHILDREN FOR SOIL

Young Onion Growers of Cotulla Become Skilled Before Leaving Public Institution—Farmers Clear \$400 an Acre

The boomers say that in searching for the great things in nature one gets so used to looking toward Texas to find them that it is perfectly natural to turn to that great state for the ideal in education and schools. In this Texas does not disappoint the inquirer, for the great work of many of their sessions of legislature seems to have been to perfect their school system, and the proper education of the children has been foremost in the Texan mind ever since the days when the territory was known to the Spanish crown as her "New Philippines."

The early settler looked well to the mental training of the children and established the country crossroad school, that has finally resulted in the setting aside of forty acres of land at the state capital for the state university, and granting to its fund 1,000,000 acres of state lands for its future support.

The legislature of 1881 donated to the state school fund land in such quantities that the present fund amounts to more than \$200,000,000, to be used for the betterment of the schools, and the permanent school fund allows nearly \$7 per annum for each child of school age. To this is added an annual state tax of 1 1/2 cents on each \$100 valuation, which puts the Texas school far and away in the lead over her sister states.

With Experimental Gardens

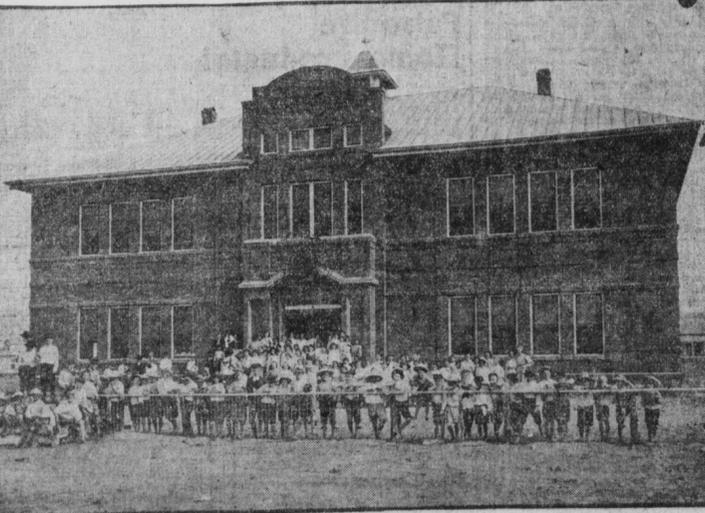
At San Antonio is found the beautiful, well kept school grounds to include an experimental garden, where the pupils are taught the practical side of plant life and its growth, the analysis of the soil, and learn to know nature as it really is, not dependent entirely on written lore for the knowledge that proves valuable to them in after life.

At Cotulla, a small county seat town south of San Antonio, the headquarters for Bermuda onion growing, the natives, besides growing the fragrant tuber, true to their tradition, have cared for the intellectual training of the future onion growers by providing them with a school house that would do credit to many a larger city.

This is the land where the man of moderate means for a small amount of money may secure a tract of productive land, with an abundance of pure water underneath for domestic and irrigation purposes. There is no expense to clear it, and he proceeds to raise a crop which will make him more money than he ever made in his life before from the same amount of land, for it is a shiftless person indeed who cannot net \$400 an acre from his Bermuda onion land, besides getting a forage crop, and this with his berries and melons, delicious fruits of all kinds, swells his bank account beyond his fondest dreams.

Three parties were sent to San Antonio last week to the Cotulla truck lands, and the Truck Growers Colony company of 341 South Hill street reports a large list of buyers for the near future.

Public School Building at Cotulla, Texas



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