

Real Estate Movements, Building News and Architecture

FACTORY PLANS READY FOR BIDS

SEVERAL APARTMENT HOUSES IN CONTEMPLATION

STATION TO BE BUILT AT FOOT OF MT. WASHINGTON

Among Architectural Designs of Week Are Cold Storage Plant and Extensive Remodeling of Azusa Hotel

Several apartment houses and industrial buildings were among plans completed by Los Angeles architects last week. A three-story apartment house will be erected on Coronado street and an apartment building at Eleventh and Flower streets. Plans are ready for a one-story brick building at Lordsburg for a station at foot of Mt. Washington, and numerous fine residences. Plans are being prepared for a one-story class C building on Eighth street, for the Montebello high school. Bids were received for the plastering in the Higgins building. The Azusa hotel is being remodelled to the extent of \$10,000.

The Builder and Contractor reports among the architects as follows: Architect W. J. Saunders, Wright & Callender building is completing plans and specifications for a three-story apartment house to be erected on Carondelet street, near Eighth street for J. B. Duke. This apartment house will have every device for convenience and comfort that architectural ingenuity can conceive. It will more than conform to the new tenement house law of this state, as the rooms will average 14x16 feet. It will contain eighteen two and three-room apartments, all equipped with wall beds. An ice plant will be a feature of the building. Each apartment will have its individual ice chest. Each apartment will be so arranged as to have front and back doors, so that all merchandise may be taken into them through the rear. The apartments will also be arranged so that each will have an individual balcony leading off from the dining room. The exterior finish will be cement plaster on metal lath. There will be a large cement porch and pergola. Also a large concrete basement containing the steam heating and ice plants and the machinery for operating the elevator. The entrance to the building will be spacious and well lighted. The interior finish will be of birch and the doors of oak. There will be twenty bathrooms, each having tile floor and wainscoting. Also a sun porch 16x16 feet.

Bank Building Architects Dennis & Farwell, Fay building, are preparing plans and specifications for a one-story brick bank building 50x125 feet, to be erected at Lordsburg for a bank and grocery store. It will have a large banking room, reinforced concrete vault faced with steel, directors' room, ladies' department, fireplace, etc. The front of the building will be of brick and concrete columns in an artistic design, with large plate glass windows in the front and on the side. The rear part of the building will be of brick and will be fitted up for a dentist's office.

The same architects are taking figures for a two-story pressed brick building, 50x70 feet, to be erected at Wilmington. The building will be occupied by a bank and grocery store, and the upper floor will be divided into offices.

Architect F. X. Lourdou, Wright & Callender building, is preparing plans for a six-room frame residence to be erected at Ingleside for Mrs. Grinnard. It will have oak floors, beams, panels, etc.

The same architect is preparing plans for a five-room cottage to be erected on Angelino Heights for Miss Fox. It will be modern in every respect, and every convenience will be incorporated into its construction.

The same architect is also preparing plans for a five-room bungalow to be erected at a modern bungalow, with beams, panels, built-in features, etc.

Architect Frank M. Tyler, 600-601 Union Trust building, is preparing plans for a two-story nine-room residence to be erected at Ingraham street and Western avenue for Mrs. Susie G. Hamilton. It will have brick porch and pergola. The living and dining rooms will be finished in quarter-sawn oak, one room with Spanish cedar and the balance with Oregon pine. It will have hardwood floors throughout. Also furnace for heating, etc.

Architect Albert R. Walker, Wright & Callender building, is preparing plans, in addition to the contracts for the San Fernando church that were awarded last week, the painting contract has been let to Mr. Albert of San Fernando for \$15. He also expects to take bids for the Redlands church and parish house in a few days.

Architect S. Tilden Norton, Byrne building, is making plans for a six-room cottage to be erected on Douglas street between Temple street and Bellevue avenue, for Henry Goldman. It will cover a ground space of 40x30 feet; have brick foundation, rustic exterior, shingle roof, modern plumbing, electric wiring, etc.

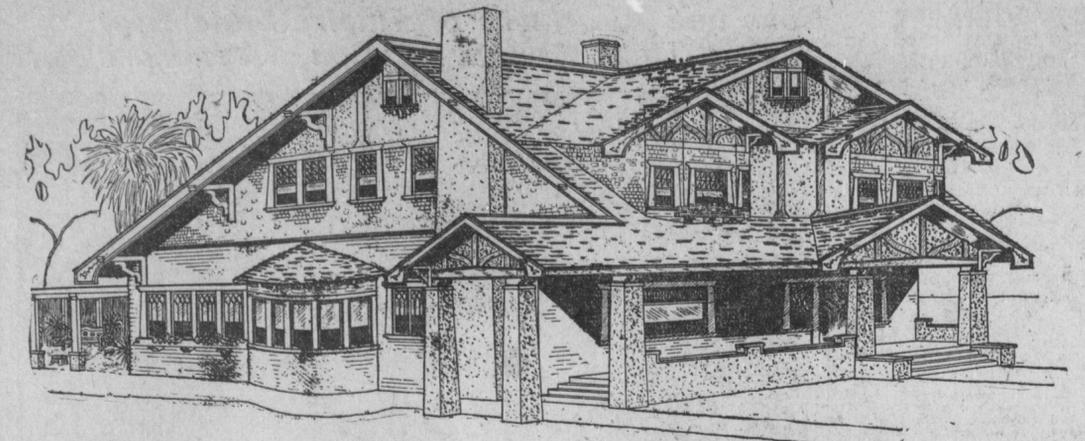
Architect Fred R. Dorn, Douglas building, is preparing plans for a six-room residence to be erected at the foot of Mt. Washington incline railway. It will be of frame and plaster construction, two stories; lower floor consisting of waiting rooms, etc., and second floor to be occupied by the station keeper.

Architect A. C. Smith, 307 South Broadway, has prepared plans for a six-room Montebello union high school and they have been accepted by the board of trustees. As soon as the tracings, blueprints and specifications are completed, new bids will be called for.

Architects Morgan & Walls have prepared plans of a two-story and basement frame residence to be erected on Whittier boulevard near Kingsley drive for Louis C. Scheller of the Union Hardware and Metal company.

Residence on Orange Street Architect A. L. Haley, 531-2 Citizens National Bank building, is preparing plans for a fine residence to be erected on West Orange street. It will be of mission style, with two large cement porches and a pergola. The exterior finish will be cement plaster on metal lath. It will have a very large porch garden. The roofs over all porches and gables will be of red tile and will give a very pleasing effect. In contrast with the gray plaster. The interior finish

Two-Story Ten-Room House with Hanging Gables



THIS beautiful ten-room residence being built for A. T. Hall in the new Wilshire district near West-corn avenue by the Hansen Building company, 515 Mason building, is a type which commends itself to those who wish a full two-story house and still

keep the roof ad general outlines of the house in accordance with the over-hanging gable roofs and style of bungalow construction. The porch buttress walls and porch roof are covered with stucco plaster, with chimneys and gables of roofs finished

the same in colored plaster. Front windows to be plate glass. Ten-foot cement porch across full width of the house. First floor to have oak floors throughout, except kitchen, which will have a form of woodstone. Second floor to have maple floors in all rooms and halls. Large basement and laundry

room with furnace heating connected with registers in all rooms. Basement will also contain large automatic hot water heater. Built-in buffets, wardrobes and chiffoniers to be in keeping with finish of house. Large stone fireplace a feature. Strict bungalow lines will be carried out.

BEAUMONT ACREAGE DEMAND INCREASES

BI-WEEKLY EXCURSIONS DRAW INVESTORS

Fifteen Thousand Persons Make Trip to Riverside County Community in Two Years and Sales Exceed \$415,000

Steady and increasing demand for Beaumont acreage and city property is reported by the Beaumont Land and Water company. Regular bi-weekly excursions of home-seekers are still being taken to Beaumont every Sunday and Thursday, and it is said that the number of persons carried on these excursions has reached over 15,000 in the past two years. The total sale of property made to persons taken on these excursions is said to be in excess of \$415,000 and the number of buyers close to 11,000.

Bungalow in 'outwest'

Architect E. C. Kent, 705 Auditorium building, is preparing plans for a six-room bungalow to be erected at Fifty-first street and Moneta avenue for C. C. The same architect is preparing plans for a one-story reinforced concrete structure, blue brick mantel, hardwood floors, beam ceiling, built-in buffet, bookcases, bath and modern plumbing. The second floor will also have beam ceilings, panels, Gruby tile mantel, bathroom with tile floor and vitrolite wainscoting. It will also have a concrete basement and furnace for heating.

Gets School Contract

T. O. M. Jones has received the contract for building the new grammar school in the Edgar Vineyard tract on Beaumont avenue and will begin work at once and rush the building to early completion so that it can be used this fall.

ARCHITECTURAL CLUBS WILL MEET IN NORTH

Plans Are Perfected for Portola Festival at San Francisco October 18

The architectural clubs of San Francisco, Los Angeles, Portland and Seattle will hold a convention in San Francisco on October 18, the date of the opening of the Portola festival, to be followed by an exhibition by the architectural clubs comprising the Architectural League of the Pacific coast.

This will be the first meeting of architects ever held in the west. It is expected that some of the leading men in the profession from Denver, Salt Lake, Los Angeles, Santa Barbara, San Diego and cities of the northwest will be in attendance. Invitations have been sent to the various chapters of the A. I. A. in the eastern cities and to some of the leading architects individually.

The date selected for the convention coming the same week as that of the opening of the Portola festival, which is San Francisco's first large celebration since the fire, it is expected that this event will help persuade a great many of architects to visit San Francisco.

The first of the four exhibitions that the league will give, is to open in San Francisco under the direction of the San Francisco Architectural club, and will last two weeks. The other exhibitions will be held at Los Angeles under the direction of the Architectural club of Los Angeles, about January 1, Portland in February, and Seattle in April. The local members of the league are Myron Hunt, treasurer; Alfred F. Rosenheim and Albert R. Walker, members of executive council.

It's an easy to secure a bargain in a used automobile, through want advertising, made to be and still be secure, a horse and carriage.

HOLLYWOOD PERMITS ENTER THE 'C' CLASS

INSPECTOR CONTRASTS PAST WITH PRESENT

First Building Under City Ordinance Was a Barn Erected in 1907, Last a Business Block Costing \$20,000

Ellet P. Patcher, building inspector of Hollywood, issues the following interesting report: "The first building permit issued by the city of Hollywood was dated November 7, 1907, for the alteration of a barn at a stated cost of \$50. The last permit to be issued was for a \$20,000 business block of class C construction. But it is not of the business growth that Hollywood is proud (for the above is only the second permit that has been issued for a business block), but the number of high class dwellings erected almost as soon as completed.

MONSTER APARTMENT BUILDING PLANNED

Block Will Front on Eighth Street in Double H Design, with Driveways, Roof Gardens and Ball Room

Architect A. L. Haley, 531-2 Citizens National Bank building, is preparing plans for what will probably be the finest apartment house in the city, to be erected on Main street between the Eben Smith property on West Eighth street. Mr. Weisendanger now owns thirty-six parcels in this city, and he intends to erect this building as a monument to himself.

M'CARTHY TRACT SALES INCREASE

The McCarthy company reports numerous recent sales in its new Normandy Avenue Square tract, located on Normandy avenue, Fifty-first street, Fifty-first place and Fifty-second street, and among the many homes being built in the McCarthy company's Moneta-Manchester avenues Building area. Also many other scattered sales of modern priced home lots and bungalows as follows:

In the McCarthy company's Normandy Avenue Square tract sales were: Frank Hock, lot 45x130 feet on Fifty-first street between Halldale and Denker avenues; \$750.

Pacific Paint company, lot 43x130 feet on Fifty-first place between Halldale and Normandy avenues; \$750.

J. H. Hoover, lot 41x131 feet on Fifty-first street between Normandy and Halldale avenues; \$775.

In the McCarthy company's Moneta-Manchester avenues and Main street tract sales were: A. J. Eryan, lot 50x108 feet on Eighty-fifth place between Main and Moneta; \$475.

Mabel B. Norton, bungalow and lot on Eighty-fifth place between Main street and Moneta avenue; \$1830.

Mrs. Nellie Nordquist, bungalow and lot on Eighty-fifth place between Main street and Moneta avenue; \$1830.

In the McCarthy company's Florence Avenue Heights tract sales were: T. W. Pettit, lot on Seventy-sixth street between Vermont and Hoover; \$1400.

Mrs. Jennie Ruchworth, house and lot on Avenue Fifty-seven north, near New York street; \$2500.

CONSOLIDATION AIDS MANCHESTER HEIGHTS

TRACT GROWS IN POPULARITY AND NUMBERS

The consolidation of San Pedro and Wilmington with Los Angeles, the improvement of Agricultural park, which will be started at once, and where \$600,000 will be spent by the city, county and state, is causing great activity at Manchester Heights. The tract is located in the growing southwest at the southwest corner of Vermont and Manchester avenues, with two rapid electric car lines, the Strawberry park car, via Sunnyside, and the Los Angeles Interurban, one going to Redondo and the other to San Pedro, and has a magnificent view of Los Angeles and the mountains.

The streets have been highly improved with cement curbs and sidewalks, shade trees and water piped to all the lots.

The Grider-Hamilton-Oswald company reports eleven lots sold in the last week at Manchester Heights to the following purchasers:

To J. H. Senter, lots 229 and the east end of 228 on Seventeenth street, near Budlong avenue, for \$525.50; Eugene H. Cohn, lot 151, on Seventy-fourth street, near the corner of Budlong avenue, for \$550; Guillaume Casteran, lot 173, on Seventy-fourth street, near Normandy avenue, for \$375; Fred P. Barker, lot 332, on Seventy-sixth street, near Budlong avenue, for \$375.

Rebecca Ellen Ayers has purchased lot 1, block 5, Apple valley, for \$316, and Esteban Paz, lot 16, block 134, for \$100. The latter will build a house on this property.

Frank B. Broadwell has purchased a part of section 21 for \$500 as the site for a bee ranch, the property in question being in the foothills close to large fields of wild buckwheat that makes fine feed for the bees. There are now about half a dozen apiaries in Beaumont vicinity, and the output of honey will reach 20,000 pounds this season.

The building will be divided into store rooms and a ball room.

Architect A. L. Haley, 531-2 Citizens National Bank building, is preparing plans for what will probably be the finest apartment house in the city, to be erected on Main street between the Eben Smith property on West Eighth street. Mr. Weisendanger now owns thirty-six parcels in this city, and he intends to erect this building as a monument to himself.

The building will have a frontage on Eighth street of 230 feet and will extend back 200 feet. It will be Venetian in style, and the construction of the tenement is to be with steel beams, floor slabs, truss metal and tile, in every way similar in construction to the Thomas Higgins building, which is being erected under the supervision of Mr. Haley.

The property on which this structure will be erected rises from Eighth to Seventh streets, and consequently the tenement is to be in height toward Seventh street.

The ground floor of the Eighth street front will be divided into store rooms, and all upper floors will be arranged for apartments.

There will be 20 apartments, consisting of one room, kitchen and bath, and one consisting of two rooms, kitchen and bath. All will be equipped with the Haley sanitary seat and couch bed, manufactured by the southern California Hardware and Manufacturing company.

In East Wing The two-room apartments will be in the east wing, and the intention is to carry out with these the New York idea of leasing apartments to the tenants of the east. Also these apartments will be so arranged that should a tenant desire an apartment of four or five rooms they may be combined without the necessity of including more than one bath or the loss of any room space. The interior finish of the apartments will be mahogany and hardwood throughout. All bathrooms will have tile floors and wainscoting, and all plumbing fixtures will be of the highest quality.

The striking feature will be the large roof garden and the large dome which will be constructed on the roof, containing a dancing pavilion 100 feet in diameter.

At present a driveway passes through the beautiful park on the building is to be constructed, and the structure will be built in the form of a double H—that is, with wings on the east and west fronts and one in the center, and another novel feature in its construction will be the perpetuation of this driveway by means of a covered passage for automobiles through the center wing. On either side of this drive will be located garages and storage rooms for motor cars.

Some of the conveniences which will be incorporated into the construction of this mammoth apartment house will be steam heat, vacuum cleaning system, freight and passenger elevators, dumb waiters and garbage conveyors. The estimated cost of the project is \$500,000.

Plans P.O. Hill It's an easy to secure a bargain in a used automobile, through want advertising, made to be and still be secure, a horse and carriage.

VERMONT SQUARE SHOWS GROWTH EXPERTS INSPECT UTAH OIL FIELD

THIRTEEN NEW HOUSES ARE ADDED

CONTRACTS LET INDICATE MORE IMPROVEMENTS

Tract but Recently Opened Presents Illustration of Rapid Strides Being Made in Upbuilding of Southwest

As illustrating the rapid growth of the new southwest, the building situation in Vermont Square may be cited. Though the tract has been open but a short time and the street work very recently begun, thirteen new homes are either completed or building, with contracts let for several more to be begun at once. The respective home builders are:

Mary F. Hammer, on Normandy avenue between Vernon avenue and Forty-fifth street.

Delbert H. Crook, on Forty-fifth street between Normandy and Halldale avenues.

Henry F. Conroy, on the northwest corner of Normandy and Forty-fifth street.

Rev. M. Rentschler, on the northwest corner of Forty-sixth and Normandy avenues.

H. J. McClintock, on Forty-sixth street between Normandy and Halldale avenues.

Walter S. Cutter, on the north side of Forty-sixth street between Normandy and Halldale.

Walter F. Bailey, on the south side of Forty-sixth street between Normandy and Halldale.

Ella M. Hickling, on the north side of Forty-sixth street between Denker and Halldale.

Martha A. Hamlin, on the north side of Forty-sixth street between Normandy and Halldale.

George A. Garrison, on the north side of Forty-sixth street between Halldale and Normandy.

N. E. Otton, on the south side of Forty-sixth street between Denker and Halldale.

Matt F. Mancha, on the south side of Forty-sixth street between Harvard boulevard and Denker avenue.

The Olton, Frear, Rentschler and Hammer homes are already completed and occupied.

The cement work in Vermont Square is being pushed as rapidly as possible, with a large force at work.

MONETA AVENUE SQUARE MEETS WITH BIG SUCCESS

Patton and Longley, who are handling Moneta avenue square, say they are having phenomenal success with that tract.

Ten lots were sold Sunday and Monday and sales have continued throughout the week. Moneta avenue square consists of 250 large lots with five-foot cement walks and curbs with streets graded and oiled. Palms and acacia trees are also planted in front of each lot. All of these improvements are of the highest order.

The fact that Moneta avenue square is located on Main street boulevard and Moneta avenue, and is between the city and the harbor, has gained attention, both by home-seekers and investors.

This is the nearest subdivision on Moneta avenue, has a five-cent car fare and is being sought by an excellent class of people, who are buying for a home and at the same time, getting the benefit of the rise in value, which is sure to come.

Sales for the week amounted to \$6175 and were as follows: J. J. Johnson, two lots on Seventy-eighth street, \$1060.

A. B. Moyer, one lot on Main street boulevard, \$800.

Alfred Aisen, one lot near Moneta avenue, \$1000.

J. Johnson, two lots on Seventy-eighth street, \$1060.

A. B. Moyer, one lot on Main street boulevard, \$800.

BELIEVE IT AMONG RICHEST IN WORLD

REPORT EXPENDITURE OF HALF MILLION DOLLARS

Location of District on Colorado River Makes Pipe Line Production Easy—One Well Produces 600 Barrels

What gives every promise of becoming one of the most extensive and the richest oil fields in the country, if not in the world, lies in Southern Utah and has just been visited by some of the best known oil experts, among which is Dr. Landon R. Ellis and T. F. Symons of San Francisco. They spent four days making a thorough examination of the district and say that close to \$500,000 have been spent in developing a portion of this territory. They also say there is no more generously responsive and richly blessed oil field in the world than this.

The new field is located twenty-four miles from Bluff, on the branch line of the Santa Fe railroad, which runs from Williams to the Grand Canyon of the Colorado. The new field is just 125 miles distant. Surveys have been made between these points and it has been shown that the grade is persistent and the oil found being a liquid. It can be piped the entire distance by gravity without the installation of a pumping plant at any point. The original well was driven to a depth of 266 feet and it is estimated the production of this well will range from 600 to 800 barrels daily. This well is a gusher and established confidence in the new field, which has been emphasized as each new well was driven to results.

There are now sixteen wells down among the first sands and not a dry one is in this number. There are now five new wells being driven, which, when completed, will make a total of twenty-one producing wells.

Not Fully Appreciated This field is not generally appreciated and quite naturally the attractiveness of the product is still less realized. The oil has a strictly paraffine base, being 12.5 per cent of the weight of paraffine oil. The oil is of the best quality and is utilized for lubricating purposes on the machinery and with proper care can be burned in lamps without refining.

It is estimated that with a pipe line the owners will get \$2.50 a barrel at the mouth of the well. Fortunes stand ready to back up the expert opinions of many of the best oil men in the land.

The district is yet new, but arrangements are being made to take care of the ever increasing number of visitors hurrying to the field.

PORTABLE HOUSE MAN ENJOYS A BUSY WEEK

H. J. Brainerd, manufacturer and builder of sectional and ready-made portable houses, 607 Chamber of Commerce building, reports an active week in the sale of his houses. Sales are:

A garage to George A. Rathbun, to be erected on his lot, 1151 Fourth avenue. This garage is to have a chauffeur's room and is to be an up-to-date garage in every way.

Bungalow for Miss Anna Fisher, Ocean Beach, near San Diego.

Two-room bungalow to S. Bartholomew, 1156 East Forty-first street.

Mr. Brainerd says wherever he places his houses the customers are satisfied and he gets further orders from their loyalty to him. His buildings find favor wherever he places them.

Bids for Bridges

SAN BERNARDINO, Sept. 11.—The board of supervisors will receive bids up to 11 a. m. September 20 for the construction of six bridges with concrete abutments, 1-beam floor girders and plank floors and joists. Three of them will be built across the Cucamonga wash and three over the San Antonio wash. Four of them will consist of one span of twenty feet, one of twenty-four feet, one of ten and fifteen feet and one of ten and fifteen feet.

El Centro Activity

EL CENTRO, Sept. 11.—The Delta Improvement company will erect a large brick warehouse on Fourth street, between Broadway and Main street, and will later build a store building on the adjoining property. F. B. Fuller erect a two-story building at the northeast corner of Fifth and Main streets.

Back to the Farm. That's the safe way to get a sure living and independence. 3 acres Beaumont land, with water and a title, for \$900. This Beaumont Opportunity Won't Last Much Longer. BEAUMONT LAND AND WATER CO., 616 S. Broadway, Los Angeles.