

Real Estate Movements, Building News and Architecture

EDITED BY JAMES WYNKOOP

PLANS INDICATE HOUSE ACTIVITY

PALATIAL RESIDENCES AND BUNGALOWS ON BOARDS

BANK AND HOSPITAL ADDITIONS ARE PROPOSED

Architectural Designs of Week Include Two Brick Store Buildings, Office Structure and Five-Story Concrete Hotel

Architectural designs of the week indicate an increase in the number of proposed residences. One palatial structure is to be erected at Pasadena from plans just completed.

Plans are being prepared for a two-story rooming house at Wilmington, a large frame apartment house at Union avenue and Orange street and for an extensive addition to St. Francis hospital at Santa Barbara.

Among plans completed last week are those for a one-story brick building at Sixth and Flower streets and a large two-story brick office building at Oxford.

Bids will be received this week for a six-story concrete hotel at Fifth and Los Angeles streets.

The Builder and Contractor reports among the architects as follows:

Architects Train & Williams, 225 Exchange building, are preparing plans for a two-story frame rooming house, 20x20 feet, to be erected at Sixth and Carson streets, Wilmington.

There will be a large studio building on the first floor, and the second floor will be divided into fourteen rooms. All will be finished in Oregon pine and will have modern plumbing and electric fixtures.

The name of the owner is not given, by request.

Architects Hunt, Eager & Burns, Laughlin building, are taking figures on a two-story residence to be erected on Vermont avenue near Wilshire boulevard, for F. J. Carlisle.

The exterior will be brick and plaster, and the interior finish will be red birch and Oregon pine. It will have brick and tile mantels, oak and maple floors, three bathrooms, with tile floors and wainscot; sleeping porches, furnace, modern plumbing, etc.

Architect Charles E. Shattuck, 318-20 Mason building, has prepared plans, and is ready for bids for erection of a one-story brick building, 75x70 feet, at the northwest corner of Sixth and Flower streets, for L. Melzer and L. H. Holdridge.

Architects Hunt, Eager & Burns, are preparing plans for a two-story brick office building, 60x100 feet, at the southeast corner of Sixth and Flower streets, cement floors, brick cornice and Malthoid roof.

The building will contain five storerooms, and each will have separate electric wiring, gas piping, plate glass fronts and prism glass transoms.

Ready for Figures

Architect Charles F. Helmle, 513 Lissner building, is ready for figures on a two-story eight-room bungalow to be erected on Buena Vista street, South Pasadena, for Mrs. Augusta Raab. It will have concrete basement, blue brick foundation, cement porch faced with blue brick, hardwood floors, built-in furniture, leaded and art glass doors and windows.

It will have shingled exterior and roof, and the interior finish will be Oregon pine trim, built-in furniture, furnace room, the basement will contain the garage and laundry.

H. D. Salvator, 322 Central building, has designed and will erect a two-story eight-room residence on the southwest corner of Third street and Alexandria avenue for C. O. Alkire. It will have shingled exterior, Oregon pine trim, finished hardwood floors, built-in furniture, pressed brick mantel, furnace heat, plumbing and electric fixtures.

Architect F. M. Tyler, is preparing plans for a 1 1/2-story seven-room bungalow to be erected at Fourth avenue and Jefferson street. It will have stone porch and mantel, hardwood floors, beam ceilings, panel wainscot, concrete basement, furnace, plumbing, etc.

The same architect is preparing plans for a two-story residence to be erected at South Pasadena for Mr. Dodge. It will have blue brick porch, hardwood floors, Oregon pine trim, basement and furnace, plumbing and electric fixtures.

Six-Room Bungalow

Also plans for alterations and new store fronts for the building owned by Dr. William Brill at 2513 South Hoover street. Copper and plate glass will be used for the new store fronts.

Also plans for a 1 1/2-story, six-room bungalow to be erected at Santa Monica for J. M. Stagers. It will have blue brick porch, hardwood floors, pressed brick mantel, furnace and basement.

Also plans for a 1 1/2-story, seven-room bungalow to be erected at Alhambra for W. H. Kirby. It will have modern in every particular and have hardwood floors, beam ceilings, built-in furniture, plumbing and electric wiring.

Paul V. Tuttle, 297 Henne building, has prepared plans for a five-room bungalow to be erected on Cedar street near First street, Glendale. It will have concrete foundation, clinker brick porch and chimney, cement porch floor and walk. The exterior will be Oregon pine, with hardwood floors, pressed brick mantel, built-in buffet, bookcases, seats, etc.

Architect Arthur R. Kelly, 325 Security building, will be ready this week to receive bids for the plastering, steam heating plant and ornamental iron work for the six-story and basement reinforced concrete hotel being erected at Fifth and Los Angeles streets for T. Ashton Fry.

E. J. Borgmeyer, Stimson building, has prepared plans for a one and one-half-story bungalow to be erected on Harvard boulevard near Linden avenue for Horace Wilson. It will have concrete foundation, clinker brick porch and chimney, cement porch floor. The exterior roof will be shingled and the interior finish will be curly redwood, Oregon pine and white enamel. It will also have beams and panels, two tile mantels, two baths with tile floors, plate and art glass windows, electric fixtures, plumbing, furnace and heater.

A. Dellamore, 839 West Washington street, has had plans prepared for a one-story brick garage building to be erected in the rear of the present building at the address given. The building will be finished in Oregon pine, with composition roofing, skylights, electric wiring, cement floor.

The German-American Savings bank is having plans drawn for extensive changes to be made to its banking room in the Union Trust building, corner of Fourth and Spring streets. New

Second Church of Christ, Scientist, Now Nearing Completion on West Adams Street



Work on structure was begun little over a year ago, and the edifice will be dedicated free of debt. Erection made necessary through the rapid growth of Christian Science in Los Angeles

Interior fixtures, counters and desk room will be provided.

Architect W. B. Edwards, 40 East Colorado street, Pasadena, has completed plans for a two and one-half-story residence to be erected in Prospect park for H. G. Peabody.

The residence will have four bathrooms, built-in furniture and four bath-rooms. It will have cobblestone foundation, cement porch, steps and walks; plastered exterior to top of first story, and remainder shingled and shingled.

Interior trim will be Oregon pine on first story and cedar above. Hardwood floors will be used throughout. There will be one pressed brick fireplace, built-in furniture, plate and art glass windows, furnace heat, Ruid heater, large galvanized iron skylight, two sleeping porches, pergola and all conveniences. A garage will be built in the rear of the lot and will have a large cement machine room on the first floor and servants' quarters above.

Five-Room Addition

Architect S. B. Marston, 645 Chamber of Commerce building, Pasadena, has completed plans for a five-room addition to the residence of George Beidler, on North Madison avenue. A steam heating system will also be installed.

Arthur H. Stibolt of San Diego has completed plans for a magnificent residence at Point Loma for A. B. Schmidt of St. Louis. The building is designed in the Spanish renaissance style, and the effect will be emphasized by formal gardens and landscape features.

The residence will occupy a site of 42x88 feet in the rear of the five-acre tract which composes the property. The construction will be of reinforced concrete. The first story will have a 30-foot terrace across the entire front, and entrance will be gained through an arched doorway of marble. Five rooms will open on both sides of the center hall, and will be finished in expensive hardwoods. In the second story there will be six bedrooms, with private bath for each. There will be sleeping porches, a pergola and a roof garden. The residence alone will cost \$40,000. The gardens will contain greenhouses, cement seats and a large fountain. A concrete wall will enclose the entire grounds. The cost of the gardening and features will be \$25,000. W. S. Keller will be in charge of construction.

Architect E. Russell Ray, Santa Barbara and Mayberry & Parker, Pacific Electric building, architectural engineers, are preparing plans for an addition to the St. Vincent hospital, at Santa Barbara. The structure will be 20x60 feet, two stories and basement, reinforced concrete, skeleton construction, and hollow tile walls. It is to be equipped for a surgical ward.

Eastwood Carr, Steinmuller & Beckley, of Oxnard, have had plans prepared and will erect a two-story brick office building. It will have 225 foot front and be 105 feet deep. The first floor will be divided into five storerooms, one of which will be occupied by an implement firm and another by second floor will be divided into offices. It will have pressed brick front and galvanized iron cornice.

Lomita School Flourishes Under Los Angeles' Wing

The new school in Lomita is now a part of the Los Angeles city school system and is in a flourishing condition. The board of education recently sent down a large quantity of supplies for the use of the school and visiting members have complimented the school highly. The new union church at Lomita will be dedicated today.

The following sales in Lomita during the past week are reported: Ralph W. Thomas, one acre, \$450; Emil Schulz, two acres, \$350; D. Williams, one acre, \$425; Sarah J. Cole, one acre, \$450; Lawrence Byrnes, five acres, \$2900; Walter M. Sides, one acre, \$225; C. M. Smith, one acre, \$450; Frank Matthews, one acre, \$400; Anna Sisk, one acre, \$400; total consideration, \$3550.

The first baby born in Lomita appeared last week, a lusty boy, to the Mrs. A. J. Wilson. There are now eight new houses in course of construction in Lomita.

HOLLYWOOD TRUSTEES REQUEST ARCHITECTS TO SUBMIT DRAWINGS

The board of trustees of the Hollywood union high school district has asked six local architects to submit designs for the new buildings to be erected on their 12 1/2-acre site.

Four new buildings will be erected, an auditorium with seating capacity of 1500, science hall, shops and domestic science building. A bond issue of \$100,000 was recently voted to erect a new high school building, but as it will be necessary to use a part of this for equipment the amount to be used for building purposes will be about \$85,000.

MINING MEN ACQUIRE LOS ANGELES HOMES

Three homes, costing a total of nearly \$50,000, were purchased for cash by as many mining men last week, and a fourth bought for \$13,000 a lot on which he will erect a \$20,000 residence, as follows:

G. E. Gardner to Miguel I. Lz, nine-room, two-story Mission residence, 2721 Wilshire boulevard, facing Sunset park, \$18,500 cash; one of the show places of the Wilshire district; purchaser represented by Harvey H. Cox of Alhambra Bros. Mr. Lz is from Magdalena, Sonora, Mexico, having retired after thirty-five years of mining. He is the owner of the Terratenas, four mills and president of a bank at Magdalena. He will occupy the residence just bought.

John B. Althouse to L. S. Barnes, eastern mining man, ten-room, two-story residence, southwest corner of West Twenty-third and Cimarron, lot 75x156 feet; interior finish of selected Peruvian mahogany, curly birch and quarter-sawn oak; \$75,000 cash. Was bought for a home.

Dr. Stoddard to C. R. Harris, residence, two-story brick and frame residence, 2278 West Twentieth street, lot 50x133 feet, \$12,500; bought for a home; purchaser represented by Harvey H. Cox of Alhambra Bros. Mr. Harris is president of the Consolidated Goldfields of the Black Hills of Colorado. Mesa Land company, Thomas R. Tomb, lot 215x178, northeast corner of West Adams street and Tenth avenue, \$13,500 cash; purchaser represented by Harvey H. Cox of Alhambra Bros. Mr. Tomb is having plans prepared for a twelve-room, two-story residence, and for a garage, to cost a total of about \$29,000.

Two-Story Brick

OXNARD, Oct. 23.—Hobson Brothers have begun the demolition of a small frame structure on Fifth near B street, preparatory to the erection of a two-story brick building for the city meat market. It will have pressed brick and plate glass front and the second story will be fitted up for offices.

OLD WAREHOUSE WILL BE REMOVED TO MAKE WAY FOR NEW HOTEL

The old warehouse buildings at the corner of Second and San Pedro streets are being torn down preparatory to the erection of a four-story glass C store and hotel building. The property has recently been sold under a condition of the sale is the erection of a new building, plans for which are completed.

The building will have a frontage on San Pedro street of 140 feet and 100 feet on Second street. The building will be constructed of brick, faced with pressed brick on the street frontages, and will have composition roof, plumbing, electric wiring, and will also have an elevator. The first floor will be divided into store rooms and will have copper and plate glass store fronts. The three upper floors will contain 175 rooms. C. Thompson is wrecking the old building on the property and will superintend the erection of the new building. The names of the present and future owners are withheld by request.

EIGHT LOTS SELL IN M'CARTHY TRACTS

The McCarthy company reports increased inquiry during the past week. The following sales were made in its Normandie Avenue Square tract, Moneta-Manchester Avenues and Main Street tracts and its Florence Avenue Heights tract:

Mrs. Dasie Fraser, lot on Fifty-first street, between Halldale and Normandie, 50x130 feet, \$975.

L. A. Peters, two lots, one on Fifty-first street, near Halldale, 48x130, and a lot on Fifty-first street, between Halldale and Denker, 45x130, \$1550.

Kroeger Bros., lot on Fifty-first street, near Normandie avenue, 50x130, \$975.

Eida F. Strawn, lot 7, block 10, and five-room bungalow thereon, 1416 West Fifty-first street, \$2350.

Captain E. M. Fuller, two lots on Halldale avenue, between Fifty-fifth and Fifty-first streets, 42x137, \$1400.

M. A. Cadden, a lot on Fifty-first place, near Denker, 42x130, \$750.

M. E. Grey, lot on Normandie avenue, near Fifty-first place, 45x131, \$1050.

C. W. Robinson, a lot on Thirty-fifth street, near Main street, 50x130, \$500.

Francis McGray, a lot on Norton avenue, near Fourth street, 50x130, \$2000.

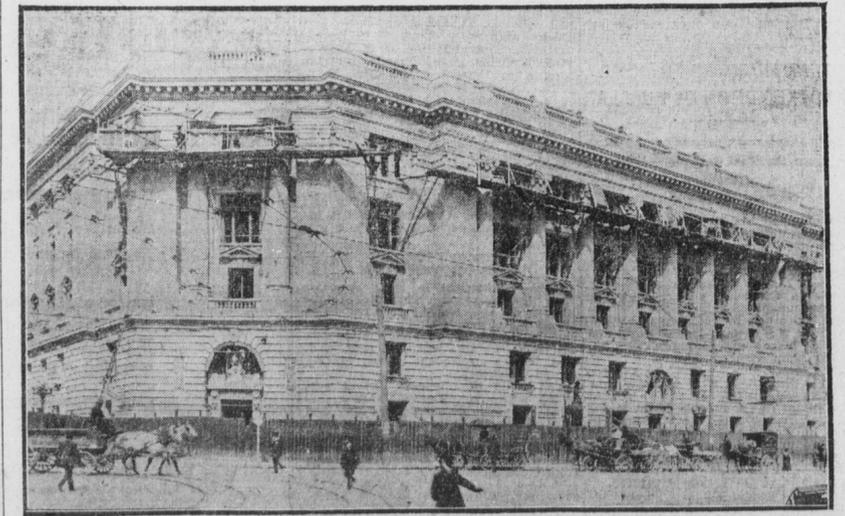
This company also reports considerable progress in the big grading contract in its Van Ness Avenue Square tract, in the north of Wilshire boulevard district, through which run Wilton place, Van Ness avenue, Fourth and Fifth streets.

TWO BIG RECLAMATION PROJECTS IN ARIZONA ARE BEING DISCUSSED

An immense section of the Arizona desert near Needles is to be reclaimed by the government. An area of 47,000 acres will be irrigated at once. The work involves the construction of pumping plants, reservoirs and a rock dike twenty miles long. D. M. Martin of Pasadena is in charge of the enterprise.

H. A. Barre of New York and F. N. Flynn, an engineer of Globe, Ariz., are associated in a project to irrigate a large tract of land in Box canyon in the Gila river basin, fourteen miles below San Carlos. The water rights are owned by William Sparks of Globe. An estimate of the cost is about \$5,000,000.

New Los Angeles Postoffice Building Which Is Almost Ready for Occupancy



ALL THAT REMAINS TO COMPLETE STRUCTURE IS THE STONE CARVING, WHICH, AS SEEN BY THE SCAFFOLDING, IS NOW IN PROGRESS

VENICE-REDONDO ROAD RECEIVES SUPPORT OF CORPORATE INTERESTS

A movement is on foot for the complete paving with asphalt concrete of the road between Venice and Redondo. A. L. Burbank, president of the Hermosa Land and Water company and member of the board of trustees of Hermosa Beach, is at the head of the project, and the county highway commission and the Los Angeles-Pacific company have promised to co-operate.

Los Angeles owns a mile of roadway at Hyperion and the Los Angeles-Pacific has promised to pave the road from Hyperion to Venice. The total distance to be paved is about twelve miles and the cost will be about \$25,000 a mile. The boulevard will connect with the highway to be built from Los Angeles to Hermosa Beach via Inglewood, and will lead along the beach and over the bluff nearly its entire length, making a scenic drive-way.

SALES IN MONETA TRACT APPRECIATE

ADVANCE DUE TO BUNGALOW BUILDING BOOM

One Hundred and Fifty Dwellings Are Now Under Construction in the Vicinity of Seaport Boulevards

Patton & Longley, who are handling Moneta Avenue square, report that the sales of the past week have been numerous and that inquiries increased. This is especially due to the fact that there are 150 bungalows and cottages now being built in that vicinity.

The demand for this property is strengthened by the fact that Figueroa street bounds the property on one side and Main street boulevard on the other, while Moneta avenue runs diagonally through the center of it. These three boulevards are to be macadamized from Los Angeles to San Pedro, and it is known by those best acquainted with the building of these thoroughfares that six miles of the work on Main street boulevard has been completed and is now ready for cement. Newcomers as well as local residents have become aware of this fact and realize what it means to see a harbor and a great city connected and the prospective values of the thoroughfares connecting the two.

The following sales were made during the past week:

C. H. Mannell, one lot, 40x145 feet, on Seventy-seventh street, \$600.

M. R. Dodworth, two lots, 45x150 feet, on Seventy-sixth street, \$1200.

H. R. Mannell, one lot, 45x140 feet, on Seventy-sixth street, \$600.

Bernard Roseck, one lot, 45x140 feet, on Seventy-sixth street, \$575.

H. E. Davis, one lot on Seventy-ninth street, 40x145 feet, \$525.

E. J. Sweet, one lot, 46x145 feet, on Seventy-seventh street, \$575.

F. G. Raymond, one lot, 45x145 feet, on Seventy-seventh street, \$550.

F. E. Stute, one lot, 50x150 feet, on Seventy-eighth street, \$650.

H. R. Miles, two lots, 45x140 feet, on Seventy-eighth street, \$1150.

B. K. Lane, one lot, 45x145 feet, on Seventy-seventh street, \$550.

T. J. Coaling, one lot, 45x145 feet, on Seventy-ninth street, \$525.

For \$25,000

A fine home on Magnolia avenue, Riverside, has been sold by J. J. Hill to J. Grant Harding of Los Angeles at reported price of \$25,000. The place is one of the choicest in Riverside. The house is large and costly and sits in a twenty-acre orange grove. Mr. Harding is to move into the new purchase at once.

Architects' Election

At the third annual meeting of the Southern California chapter of the American Institute of Architects Frank D. Hudson was elected president, J. Lee Burton vice president, Fernand Parmentier secretary and August Wackerbarth treasurer.

Lost a good-pay tenant, or boarder? Let a word help you to take it like a philosopher.

CONTRACT IS LET FOR CO-TENANT BUILDING AGGREGATING \$130,000

Carl Leonardt has received the contract to erect a four-story steel and concrete loft building on South Broadway between Sixth and Seventh streets for the Co-Tenant company. It will have concrete floors and walls, brick veneer and terra cotta trim in front.

The four stories to be erected now will be constructed to carry six additional stories. The amount of the contract is about \$57,500.

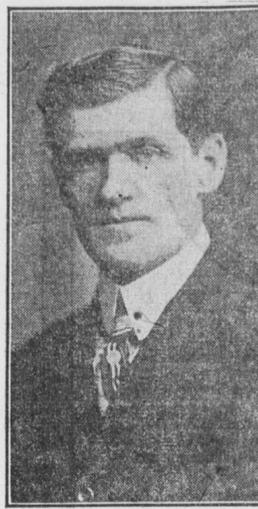
The contract for the steel and elevator works and amounts to \$56,217. The painting contract will be let separately. The total cost of the building will be about \$130,000. Dennis & Farwell, 615-619 Fay building, and Treat & Williams, 225 Exchange building, associated, are the architects.

WIRELESS SUITS MOST SKEPTICAL

DEMONSTRATION SATISFIES LOCAL EXPERTS

TEST ASSURES COMMERCIAL SUCCESS

Wireless Telephone Inventor Returns East, After Two Weeks in Los Angeles—Is Awarded Gold Medal at Seattle



A. FREDERICK COLLINS INVENTOR OF THE COLLINS WIRELESS TELEPHONE

EAGLE ROCK VALLEY SCORES MANY SALES

Total for the Week Exceeds \$13,000. Both Home and Investment Purchases

The Edwards & Wilsey company reports a steady demand for building sites at Eagle Rock. They have made the following sales:

For Percy A. Errington to Harry S. Bourne and others, lot 1 of block 3 and lots C, D and part of lot E of the Eagle Rock Villa tract, also 14 fourteen acres, for \$4500. The property is partly under cultivation and the remainder is hill land. It will be held by the new owners as an investment.

To Mary A. Slevers, lot 29, Artesia Heights tract, northwest corner Valley drive and Ridgeway, for \$550.

To G. A. Hege, lots 30, 32, 34, 36 and 37 of the same tract, 225x160 feet on Ridgeway avenue, for \$2100. Purchased for investment and the remainder is hill land. It will be held by the new owners as an investment.

To John P. Gardiner, lot 34, Ellenwood Heights tract, 60x154 feet on Ellenwood drive, for \$600.

To Charles B. Sumerl, lot 61, Eagle Rock Central tract, southeast corner Las Flores and Rowland avenue, for \$600.

To Mabel N. Wells, lot 98 of the same tract, 55x130 feet, for \$450. Purchased for improvement with a six-room bungalow.

To Charlotte E. Phillips, lot 40, Artesian Heights, 60x115 feet, for \$350. Other small sales in Eagle Rock make a total of \$13,600 for the last two weeks.

For \$25,000

A fine home on Magnolia avenue, Riverside, has been sold by J. J. Hill to J. Grant Harding of Los Angeles at reported price of \$25,000. The place is one of the choicest in Riverside. The house is large and costly and sits in a twenty-acre orange grove. Mr. Harding is to move into the new purchase at once.

County Detention Home

RIVERSIDE, Oct. 23.—The board of supervisors has decided to erect a building on Harrison street, near At-Lington, for a county detention home.

Filippant Center

"And can't you find a place for my love in your heart?"

"Not a corner. It's filled from cellar to attic, and I'm quite sure you couldn't expect me to acquire a case of enlargement just to make room for you."

BEAUMONT APPLES CROWNED ARISTOCRAT OF THE APPLE WORLD

\$900 Buys 5 Acres of Land and a City Lot

Raise Apples and Become Independent

Apples are as staple as sugar in the grocery. Oranges are a luxury and raised to ship east. Beaumont offers, in its apple lands, the greatest horticultural opportunity of Southern California. Up here is that restricted section where apples grow to perfection. Now is the right time to get hold of all you can handle of these lands. Prices will never be as low again.

Read This Comparison of Costs Between Apples and Oranges

Table comparing costs of apples and oranges, including land, trees, irrigation, and labor costs.

Free Stereopticon and Buyers' Excursions

Stereopticon lecture daily 10-30 a. m., 2-30 and 8 p. m.; 100 views of Beaumont and a complete account of apple raising. Excursions every Thursday and Sunday, free to buyers. Round trip in a day.

BEAUMONT LAND & WATER CO., 816 South Broadway, Los Angeles, Cal. Kindly send me your literature about Beaumont. Give me dates and rates for excursions. Name: Address: (H-10-24-99)