

# Real Estate Movements, Building News and Architecture

EDITED BY JAMES WYNKOOP

## APARTMENTS TO COST \$45,000

STRUCTURE WILL BE BUILT ON NINTH STREET

HUNTINGTON PARK PLANS NEW TRAINING SCHOOL

Pomona Approves Science Hall Design—Local Architect Prepares Drawing for Group of Stanislaus Ranch Buildings

Plans were completed last week for a three-story frame and plaster apartment house of large proportions to probably be erected at Ninth street and Grandview avenue at a cost of \$45,000. Plans are ready for a palatial house to be erected on Santa Rafael Heights near Pasadena. Plans are being prepared for a three-story brick apartment house at Flower and Pine streets. Huntington Park Union high school trustees have instructed an architect to prepare plans for a manual training building.

Pomona trustees have approved plans for a science hall and manual training building. A Los Angeles architect is preparing plans for a group of buildings for a 68,000-acre ranch in Stanislaus county. Contracts were let last week for a factory building at Dolgeville, to cost \$10,000.

The Builder and Contractor reports among the architects as follows: Architects Hunt and 1017 Union Trust building, have made plans and specifications for a palatial residence to be built on Santa Rafael Heights near Pasadena for H. W. Bailey, and the M. Gigante of 615 Bellefontaine avenue, Pasadena. The building will be of brick and reinforced concrete. It will be first class in every respect. Vertical grain Oregon pine will be used for finishing the service portion of the house, but enameled white cedar will be used in the main portions. The interior of the residence will be a spacious stairway of genuine mahogany. Hardwood floors of maple and oak are called for in the specifications. The contract price is \$18,500.

E. J. Borgmeyer, 317 Stinson building, is preparing plans for a three-story brick apartment building, 6500 feet, to be erected on Santa Rafael street near Pine street for Neil Colgan. It will contain fifty-eight rooms, divided into twenty-three suites and six single bedrooms, each with a bathroom and buffet kitchen. The front will be of blue brick, the roof of composition material. The entrance will be in tile, the wainscoting also being of tile; the reception room, dining room, kitchen and oak floor. The interior finish will be of pine, stained, the kitchen will be finished in white enamel and have "Woodstone" fixtures. A steam heating plant will be installed, hot and cold water, gas and electricity and steam heat and wall beds will be supplied to every room. A return call bell system will also be put in.

**School Plans Accepted**  
Architect Homer W. Glidden's plans have been accepted for the new Normandie avenue school. It will be an eleven-room frame building with concrete foundation and steps. The blast system will be in concrete. The toilet rooms will be located in separate buildings and individual compression closets will be installed. Covered passageways will connect with the main building. The kindergarten room will be separated from the main corridor by a rolling partition so it may be thrown open when so desired.

Architect Fred E. Dorn, 232 Douglas building, has drawn plans for a two-story eight-room frame residence to be erected on Berendo street, between Eighth and Ninth streets, for L. C. Cline. It will have artificial stone front porch work, rustic and shingled exterior, plate glass windows, blue brick chimney, pressed brick mantel, oak and maple flooring, beams in living room, hot air heating plant and standard plumbing.

Architect A. L. Haley, Citizens National bank building, has the foundation work of the Stanton residence to be erected on Andrews boulevard. It will be a two-story and basement, sixteen-room house, 76x82 feet in size. It will have a cobbles-tone exterior over metal lath, mission tile and composition roof, wall beds, hardwood finish and floors. Construction work will be done by the day, under the owner's supervision.

Architect Norman F. Marsh, Broadway Central building, has been instructed by the trustees of the Huntington Park Union high school district to prepare plans for a manual training building. It will be a brick structure to conform to the present high school building which is being completed from the plans of Mr. Marsh.

Architect Marsh's sketch drawings for the Pomona Polytechnic high school, consisting of a hall, manual training building, have been approved by the board of education and he has been instructed to prepare the working drawings.

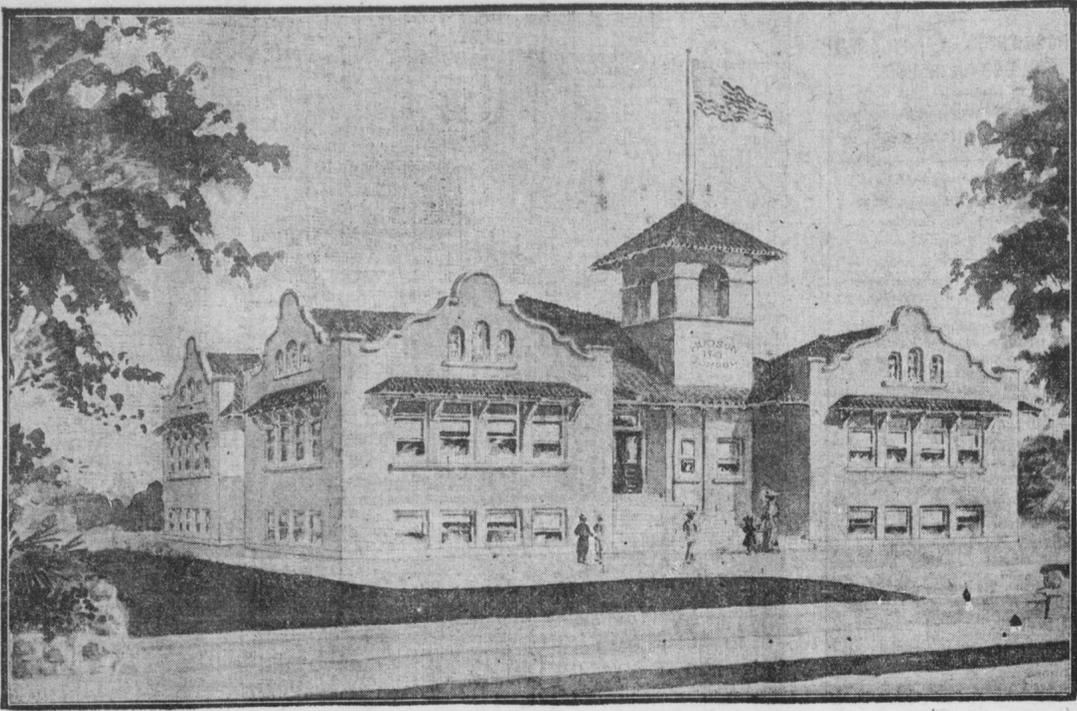
**Two-Story Nine Room**  
Architect G. A. Howard, Jr., Grant building, has completed plans and is taking figures on a two-story nine-room frame residence to be erected at 955 Harvard boulevard for Dr. E. G. Howard. The contracts for the foundation work have been awarded. P. Younger, 2393 Roxbury avenue, will do the concrete work. E. P. Grull will do the brick work.

Architect B. Batton, 114 North Spring street, is preparing plans for the Patterson Ranch company of Patterson, Stanislaus county, for several buildings which it intends to erect on its 68,000-acre property. The principal ones at present are an administration building, 45 by 55 feet, containing a postoffice, lobby, reception room and four offices. It will have a hot air heating system, electric wiring, plumbing, composition and terra cotta roofing, brick fireplaces, concrete foundation, frame construction with steel lath and cement plaster finish. Also in the same general style of construction a hotel building, containing twenty-five sleeping rooms, offices, dining room and kitchen department will be built.

The same architect is preparing plans for extensive alterations and additions to the large residence of Mrs. Mary Coleman at the corner of West Eighth and Bonnie Bras streets. The building will be converted into flats, one of which will have ten rooms. The balance of the house will contain three flats of six rooms each. New plumbing, electric wiring, painting, decorating, hot water heating system, etc., will be installed. The work will be done by the day.

Architect F. M. Tyler, 600-601 Union Trust building, has prepared plans for

## Handsome New Grammar School Building of Mission Type Planned for Hudson District



FROM DESIGN BY ARCHITECT A. C. SMITH

The building will be in the Mission type and erected upon an elevated tract of land overlooking the town of La Puente and the valley below for many miles around. The grounds are 320x640 feet in size. It will have a frontage of 94 feet and will be 88 feet deep.

It will be constructed of brick, plastered, and will have a clay tile roof. The estimated cost of building and grounds is \$14,000. The main story contains three large class rooms, library and auditorium, with stage and dressing rooms. There is a large class room adjoining the auditorium, with sliding doors the full width of the room, which may be raised, thus combining the two rooms in one.

The class rooms are provided with wardrobes, which are well ventilated with forced draught. The basement contains two large lunch or play rooms, toilet rooms and the furnace and fuel rooms. The halls are wide, well lighted and connect with wide front and two side entrances.

The building will be heated and ventilated by the forced draught system and lighted by electricity. The entire building will be especially well lighted and ventilated. The plans are being prepared by Architect A. C. Smith, 207 South Broadway, and the building will be erected under his supervision.

The trustees of the Hollywood union high school district have selected Architect Norman F. Marsh, 296 Broadway Central building, to prepare plans for the new high school for the erection of which the citizens recently voted a bond issue of \$100,000. The district comprises several districts—Hollywood, Las Feliz, Lankershim, Colegrove, Cahuenga, Sherman and Prospect Park. The school will be erected in Hollywood, where the district owns a site of twenty-two one-half acres, providing ample room for campus and fields for athletic sports.

A group of buildings will be erected—science hall, auditorium building, household and fine arts building, manual training building and power plant. They will all be constructed of brick, classic in design, to conform to the present building.

The household and fine arts building will be the most complete building of its kind ever attempted in public school work. The intention is to teach housekeeping in all its branches in addition to the fine arts—painting, modeling, weaving, metal hammering, etc. A small hospital ward will be constructed to provide facilities for the teaching of nursing.

The science building will be arranged for work of elementary and advanced courses in science. It will also be equipped to go quite thoroughly into agriculture, providing laboratories for soil analysis, rooms for plant propagation, mixing of sprays, tool rooms, etc. Laboratories will also be provided for testing steam and gas engines and electric apparatus.

The auditorium building will contain a large auditorium with a seating capacity of 1400 when all rooms are thrown together. It will also be used as a study room. It will contain a stage and dressing rooms of sufficient size to enable the staging of small plays. There will also be a small choral hall with seating capacity of 200 with a banked choral stage to accommodate a chorus of 100 voices.

The manual training building will accommodate the departments of wood-working, pattern making, foundry and forge work, and machine shop. It will also contain an office for the instructor, restation room, lockers, wash and toilet rooms, and a large mechanical drawing room on the second floor.

**Hotel About Completed**  
Mt. Washington's new hotel is to be ready for opening about November 15. It is mission style with modern equipment and has wide verandas and large sun parlor. The incline railway cars up Avenue 43 take visitors within a few minutes to the top of the mountain. The hotel is situated on a half block of the hill. Seven houses were started last week on Mt. Washington's fine large plateau, and these will cost not less than \$4000 each. Gas mains are being laid in the main and sewer pipes have been laid for months and the tract is also well lighted electrically.

**Abandon Amador Street**  
The city council has passed an ordinance abandoning proceedings for the improvement of Amador, which was ordered during the month of September.

**Oak Glen Apple Growers Realize \$100,000 from Crop**  
REDLANDS, Oct. 30.—The great Oak Glen apple harvest is over. The last load was hauled to the cars at Crafon Wednesday. For the past six weeks 100 or more men and women have been at work at this great task of gathering and packing, ready for shipment, about 200 loads of apples. The big yellow, red, green or striped. The job was completed late Tuesday evening, and those of the employees who live outside of the Yucaipa valley came down to Redlands Wednesday.

Also sketches for a combination store and residence to be erected in Altadena for A. E. Strickland. It will be mission in design, one-story, metal lath and plaster, and when completed will have the appearance of an artistic residence.

Architects Theodore A. Eisen & Son, Wilcox building, have prepared plans and the contract has been awarded for constructing a ball room on the third floor of the residence of E. L. Doherty in Chester place. It will cost \$6000.

The same architects have also taken bids and awarded the contract for installing the steam heating plant in the building being erected for the Wilcox estate at Eighth and Hill streets. The contract amounts to \$1200.

Architect Arthur R. Kelly, 325 Security building, has taken bids and awarded the contract for the erection of a residence in Hollywood for E. E. McKeever. It will be two stories in height and contain eleven rooms. It will have a cobbles-tone porch, hardwood floors, all modern features and furnace heat. The contract price is \$3500.

Architect John P. Krempel, Henne building, has taken bids and awarded the contract for the erection of a factory building at Dolgeville for the Alfred Dolge Manufacturing company. It will cost \$10,000.

Architect Charles E. Shattuck, 618-620 Mason building, is preparing plans for a two-story seven-room frame residence to be erected at Tenth street and Brand boulevard, Glendale, for John Parker. It will have large living and dining rooms, three bedrooms and breakfast room. The porch will be faced with blue brick and have cement floor. The roof will be shingled with

rustic siding, with an early English effect of beams and plaster panels. The living room, dining room and den are wainscoted with plaster panels, and the living room has beam ceilings. Four large bedrooms and sewing-room are provided for in the second story, with veranda and bathroom easily reached from all of them. Large closets for each bedroom and an alcove, with cased openings from one of the front bedrooms, are among

the attractions. A large cement porch and a heavy beamed porte cochere add a massive touch to the outside, while a large fireplace and a colonial buffet carry out the effect on the inside.

**Club House at Indio**  
A club house is to be built at Indio by the Southern Pacific Railroad company for use of its employees. The contract was let to the California Crate company of Anaheim. The work will cost close to \$15,000.

**Activity in Vermont Avenue Square Grows**  
C. A. Werbecher, tract agent for Vermont Avenue square, reports the following recent sales in that allotment:

Lot 46x127 feet on West Forty-seventh street between Normandie and Halldale avenues, to Mabel M. Everts for \$900.

Lot 46x128 feet on West Forty-fifth street between Denker avenue and Harvard boulevard to G. R. Corbin for \$850.

Lot 50x127 feet on West Forty-sixth street between Halldale and Denker avenues for \$600 to E. S. Morrison, who will improve immediately with a seven-room bungalow.

Lot 50x128 feet on West Forty-seventh street between Denker and Halldale avenues to H. Brinkhoff for \$925.

Lot 46x128 feet on West Forty-sixth street between Denker avenue and Harvard boulevard to Miss Olive McCord for \$850.

Lot 46x128 feet on West Forty-sixth street between Denker avenue and Harvard boulevard to Kennedy and Marine for \$850; also the adjoining lot, 46x128 feet, for \$825. Purchasers are improving same with six-room bungalows.

**Builds Extra Tracks at Inglewood Ranch**  
Mr. Hathaway is completing his six-room residence on Market street, near Lennox avenue, in Inglewood Rancho, at a cost of \$1500. A. Jensen is laying the foundation for his five-room bungalow to cost \$2200. E. O. Williams is building a two-story residence on the corner of Palm avenue and Cedar street to cost \$1800. J. H. Brockman, of Spokane, is building a six-room bungalow for \$600 on Palm street, which will cost \$2500. The property on which his residence is located consists of four acres of land which will be used for intensive cultivation of the highest order.

Freight shipments from Inglewood Rancho have assumed such proportions that the electric railway company finds it necessary to place a side track at this station in order to care for the increased business. This tract will be built at Lennox avenue and extend north about 500 feet along Market street.

The oiling of Lennox avenue and Pine street is progressing rapidly, and it is confidently expected that the work on these two thoroughfares will be completed by the end of the week.

At Covina the sale is reported of a ten-acre orange grove facing Rowland avenue by O. B. Hutchings to Mrs. Harriet F. Nye. The consideration was \$14,000.

**First Day's Sales in Verdugo Canyon Tract Total \$25,000**  
The Verdugo Canyon tract on its opening day sold \$25,000 worth of lots. The second day's sales were also large and every day since has been one of remarkable activity.

These lots are selling chiefly for home building purposes and numerous houses will soon be erected. The location of the tract is one of the very best and most beautiful of the suburbs. It is being handled by John A. Pirtle, 146 South Spring street.

**Inglewood Transfers Show Large Increase**  
Recent sales made at Inglewood by the Inglewood Land company are as follows:

Lot 146, Inglewood poultry colony, to Della M. Jameson.

Lots 67, 68, 63 and 64 in Hardy's subdivision, to A. V. Ferguson.

Lot 25, improved with a four-room house, in the Poultry colony, to Mrs. E. O. Fox.

Lot 4, improved with a four-room house, in the Poultry colony, to N. O. Brooks.

Lots 174 and 175, in the Poultry colony, to James A. and Catherine C. Shisley. A four-room house and twelve poultry houses are to be erected on these lots at once.

Lots 20, 21, 26 and 27 in the Poultry colony, to William A. Shipper, who will improve them with a model poultry plant.

Lot 77 in East acres was sold to E. Beall.

Lots 126 and 127 in the Poultry colony were sold to Louis J. Erickson, who will build a home at once.

Thomas Hiday bought lots 13 and 14 in East acres on south Larch street, where he will build a home at once.

Lot 24 in the Poultry colony was sold to Mrs. Leona Rupe, who will build soon.

The Albert O. Wright home and two lots in the Ivywild tract to Mrs. Geneva Mercer, from Mexico, for a home, to be occupied at once. Mr. Wright will build at once on his lots on South Commercial street just across from the Freeman H. Bloodgood new residence.

James F. Brice, a real estate agent of Los Angeles, bought acre lots 39, 40, 41 and 42 in East acres because he has faith in the immediate future of Inglewood.

Mrs. C. M. Merchison of Los Angeles, lot 7, block B, on South Greenville avenue in the Walnut tract, to be improved at once with a modern four-room bungalow, to be built by John L. Rowley, contractor and builder. Mrs. Merchison and sister will move out in four weeks to make Inglewood their permanent home.

Della M. Clements bought lots 11 and 12, block 357, on South Larch street, in East acres.

## FINE ARTS WILL BE A SPECIALTY

HOLLYWOOD TAKES STEPS IN BUILDING OF SCHOOL

INSTRUCTS ARCHITECT TO DRAW PLANS

One Hundred Thousand Dollar Bond Issue Provides for Five Buildings of Classic Design, Modern and Complete

The trustees of the Hollywood union high school district have selected Architect Norman F. Marsh, 296 Broadway Central building, to prepare plans for the new high school for the erection of which the citizens recently voted a bond issue of \$100,000. The district comprises several districts—Hollywood, Las Feliz, Lankershim, Colegrove, Cahuenga, Sherman and Prospect Park. The school will be erected in Hollywood, where the district owns a site of twenty-two one-half acres, providing ample room for campus and fields for athletic sports.

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The larger part of several of the crops of apples were sold on the trees through the several weeks of the great harvest, the ranches have presented the appearance of great activity, and those who went from Redlands and elsewhere to work express themselves as having enjoyed their stay.

The Los Angeles concern buying the crops had members of the firm or representatives on the ground, and they returned to the city Wednesday evening.

## SALES REACH SIX FIGURES

HOUSE, LOT AND LAND DEALS TOTAL \$120,000

LARGE PARCELS PROMINENT IN TRANSACTIONS

Among the Best Transfers Are South Main Street Lot, Orange Acreage, Foothill Land and 'Alfalfa Tract'

Ben White reports sales aggregating \$120,000, as follows:

Lot 57x150 on South Main street, fifty feet north of Twenty-eighth street, to C. Normandin for \$18,000. Mr. Normandin will improve this property at once.

Ten acres on Pioneer avenue in the city of Redondo to F. E. Jones for \$2000.

One hundred and sixty acres, four miles northeast of Beaumont in Riverside county to H. L. Harris for \$4000.

One hundred and sixty acres, four miles north of Rialto in San Bernardino county, to A. M. Smith for \$4000.

Six-room cottage and lot 55x110 feet at 554 Twyne avenue to J. K. Skinner for \$11,000.

Twelve lots in the Grand View Terrace tract, near Mt. Washington, for \$6900.

Two-story building, together with lot 30x90 feet on the southeast corner of Ninth and Lawrence streets to J. J. Starrett for \$7500.

Six-room bungalow at 131 Evergreen street, Boyle Heights, to A. C. Dodsou for \$2500.

Fourteen acres at Coachella, partly set to oranges; also large pumping plant and other first class improvements, to F. E. James for \$5500.

Ten-room residence at Huntington Beach to A. Blaylock for \$6000.

Twenty-seven-acre navel and valencia orange grove on Lincoln street, Corona, one mile from high school, to Mrs. Katie B. Ueber for \$24,000.

Sixty lots on East Ninth and Lorena streets to Lucy Alexander for \$24,000.

Ten acres on New York avenue in the town of Clearwater to Reuben Hill for \$4000.

Three lots on Crenshaw boulevard, near Tenth street, to A. M. Pitts for \$3500.

A lot 50x170 feet on Cypress avenue in Monrovia to Anna D. White for \$600.

Eight-room house at 116 Roselawn drive to C. T. Ruff for \$4500.

One hundred and sixty acres alfalfa land on the Mohave river, near Victorville, to Frank Williams for \$5000.

**17,000 ACRES OF LAND NEAR NEEDLES PURCHASED**  
About 17,000 acres of land on the California side of the Colorado river, and near the town of Needles, has been bought by W. L. Hollingsworth and others. It is said they paid \$400,000 for the property and will divide it and put in an extensive irrigating system, so farming can be started at an early date on many hundreds of these acres. The railroad runs about half a mile from this land.

**On Aliso Street**  
Dante Paggi, 618 North Main street, will erect a two-story brick, class C building on Aliso streets, near Alameda. The lot is 64x100 feet. Two frame structures now occupying the site will be removed.

**Buyers Berendo Lot**  
S. L. Weaver, 119 West Thirty-first street, has purchased a lot on Berendo street, near Wilshire boulevard, with the intention of erecting a two-story nine-room residence in the near future.

## Stately Ten-Room Residence Now Being Built of Cobblestones and Resaw Rustic at Oneonta Park



This artistic ten-room residence is being erected in Oneonta Park for A. G. Wilkens by the W. G. Hanson Building company, 518 Mason building. The heavy cobbles-tone exterior is surmounted by resaw

rustic siding, with an early English effect of beams and plaster panels. The living room, dining room and den are wainscoted with plaster panels, and the living room has beam ceilings. Four large bedrooms and sewing-room are provided for in the second story, with veranda and bathroom easily reached from all of them. Large closets for each bedroom and an alcove, with cased openings from one of the front bedrooms, are among

the attractions. A large cement porch and a heavy beamed porte cochere add a massive touch to the outside, while a large fireplace and a colonial buffet carry out the effect on the inside.

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**BEAUMONT**  
SACRES AND INDEPENDENCE  
CALIFORNIA

The Richness of Beaumont's Apple Lands  
the Wonder of So. California

Absolutely nothing in all of Southern California that compares with Beaumont. Here is that rare combination of elevation, soil, climate, water, etc., to produce the big, juicy apple which brings more in any market than any other apple. Beaumont can raise them, as is proven by the reported yield of 50000 crops from 756 trees. You can do the same—these 5-acre tracts will then be worth \$5000. Five years is time enough.

**\$900 Buys 5 Acres and a City Lot 60x140**

**Stereopticon Lectures**  
Daily 10:30 a. m., 2:30 and 8 p. m., 100 views of Beaumont. Short, crisp talk on its resources.

**Big Excursions**  
Twice each week. Train leaves Los Angeles at 9:45 a. m. Special rate of \$2 round trip. Bring your lunch and join us any Sunday or Thursday. Come and see this wonderful country face to face.

**CUT OUT—MAIL TODAY**

BEAUMONT LAND AND WATER CO., 518 S. Broadway, Los Angeles.

I want to know more about Beaumont and its irrigated apple lands. Send me your new booklet. Give me dates and rates for your excursions.

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