

Real Estate Movements, Building News and Architecture

EDITED BY JAMES WYNKOOP

ELABORATE PLANS FOR SKYSCRAPER

TEN-STORY BUILDING WILL HOUSE BANK

PRELIMINARY SKETCHES CALL FOR SIX-STORY BLOCK

Architects Complete Designs for Several Large, Close-in Structures. Residence Will Cost \$25,000. School Plans Accepted

Plans are being prepared for a ten-story building to be erected at Sixth and Spring streets by the Metropolitan Bank and Trust company. It will be in design similar to the Security and Central buildings.

Preliminary sketches were made last week for a proposed six-story building for erection on Spring street below Eighth street.

Plans have been accepted for the new Fillmore school, to cost \$35,000, for the Hudson school, to cost \$14,000. Plans are ready for a spacious residence to be erected at Sierra Madre to cost \$25,000.

The Builder and Contractor reports work among the architects as follows:

Architect Charles E. Shattuck, 218-320 Mason building, is preparing plans for a three-story and basement residence to be erected at Brand boulevard and Milford street, Glendale, for Mrs. Gridley. The residence will cover a ground space 64x72 feet and will contain twelve rooms. It will have oak floors throughout and the interior finish on the first floor will be oak and mahogany, and the second floor will have white enamel trim and mahogany doors.

The third floor will have stained Oregon pine trim and oak floors, and be fitted up for a billiard room. The mantels and fireplace will be of tile and the principal rooms will have beam ceilings. There will be two baths with tile wainscot. It will also have concrete foundation, cement porch, furnace, cold storage room, etc. The facing of the foundation, porch and chimney and the porch columns will be of blue brick.

Architect F. M. Tyler, 600-601 Union Trust building, has prepared plans for a one and one-half story residence to be erected in Hollywood for Robert See.

The same architect has prepared plans for a two-story residence to be erected at Fourth street and St. Andrews place for H. M. Bigelow.

Also plans for a one-story bungalow to be erected on Manhattan place, between Third and Fourth streets, for J. D. Braley.

For Fillmore School

The preliminary drawings of Architect A. C. Smith, 307 South Broadway, for a high school building to be erected at Fillmore, have been accepted and he has been commissioned to prepare the working drawings. The trustees expect to expend nearly \$33,000 on the building, and in all probability it will be constructed of reinforced concrete. There will be about twenty rooms in the building, including a large assembly hall, dormitory, manual training, physical and chemical laboratories, gymnasium and rooms for shower baths. There will be many new and novel features, among which are elevators, speaking machines, vaults for records, airtight chamber for apparatus and program clocks. The ventilating will be by the forced draught system, and an air washer for purifying the air will be installed.

Architects Hunt, Eager & Burns have taken bids for the construction of a handsome two-story basement and attic residence to be built on Vermont avenue, near Wilshire boulevard, for F. J. Carlisle. The first story will have brick facing; second story and gables plaster finish; concrete foundation, shingle roofing, red birch and pine trim, three bathrooms, brick and tile mantels, the wainscot, electric, gas and plumbing fixtures, hardwood floors, hot and cold water system, etc.

Architects Morgan & Walls report that they have let the contract for the interior woodwork of the first story and basement of the W. P. Story building at Sixth and Broadway to the Southern California Hardwood & Manufacturing company, and the painting and varnishing to the Richard Arenz company. The entire first floor is to be occupied by the Mullen-Bluett Clothing company. The basement will be fitted up for a cafe.

Architect A. C. Smith, 307 South Broadway, has been notified that his sketches for a school building at Hud-

Joint Ownership Building for Use as Furniture House



LOCATED ON EAST SIDE OF BROADWAY, BETWEEN SEVENTH AND EIGHTH STREETS. OWNED BY O. T. JOHNSON AND MRS. BURDETTE. R. B. YOUNG, ARCHITECT. EXTERIOR IS NOW COMPLETED. BUILDING WILL BE OCCUPIED BY A LOS ANGELES MUSIC COMPANY

son have been approved and to proceed with the working drawings. At the time the preliminary drawings were made, the district did not have enough money to erect the building called for, but has now decided to take bonds sufficient to enable them to erect a \$14,000 building.

Architect Haley also reports that the bids have been opened for the erection of a one-story brick building on Eighth street, between Broadway and Hill street, for Thomas Higgins. John B. Dawson, Pacific Electric building, submitted the lowest bid, but the contract is held up pending the outcome of a movement to open an alley between Seventh and Eighth streets.

Architect A. F. Rosenheim, H. W. Hellman building, has made preliminary sketches for a proposed six-story building, to be erected on South Spring street, just south of Eighth. As nothing definite has been decided regarding its immediate construction, details are not forthcoming.

Architect C. C. Rittenhouse, Wilcox building, has prepared plans for three six-room frame bungalows, to be erected on Fair Oaks avenue, South Pasadena, by T. I. Gifford, 1119 Fair Oaks avenue. They will have concrete foundations, hardwood floors and all modern fixtures.

Architects Parkinson & Bergstrom say since the consolidation of the Metropolitan Bank & Trust company, with the Los Angeles Trust company, it has been decided that a ten-story and basement bank and office building will be erected at the northwest corner of Sixth and Spring streets and that they are now preparing plans for such a structure. It will be a building similar to the Security and Central buildings, and have full skeleton steel frame with concrete floors. Bids for the structural steel are now being taken.

Will Move Next Month

The consolidated banks will move from their present locations to the large corner room on the first floor of the Central building at Sixth and Main streets, which is now being fitted up for occupancy. December 1 is the date for the removal and as soon thereafter as possible the three-story building at Sixth and Spring streets will be razed preparatory to beginning work on the new building.

Architect G. T. FLOWMAN and Paul A. Needham, associate, 312 Wright & Callender building, have prepared plans for a one-story eight-room residence to be erected near Sixth street and Commonwealth avenue for W. E. Raymond. Grant building. It will have plaster exterior, oak floors, beam ceiling, panel wainscoting and modern electric fixtures and plumbing. It will have double sleeping porches, concrete basement and furnace heat. Estimated cost \$1900.

Architect R. D. Farquhar, 418 Security building, has prepared plans for an elaborate residence to be erected at Sierra Madre for Mrs. T. H. Graham. It will be strictly fireproof, with concrete floors and hollow tile walls both exterior and interior. It will cover a

ground space 36x82 feet and will have two stories and basement and contain eleven large rooms. The exterior will be plastered with white cement plaster, with roof of red clay tile and ornamental iron balconies. There will be large cement porches extending the entire length of three sides of the residence and in front large cement terraces. The interior trim will be cedar and white enamel with oak floors throughout. There will be three bath rooms with the floors and wainscot. Other features will be plate and art glass windows, electric fixtures and furnace heat. A stable of similar design is also included in the plans. The grounds will be laid out in formal gardens to conform to the general style of architecture of the residence. The estimated cost is \$25,000.

Swiss Chalet Style

Architect Norman F. Marsh, Broadway Central building, is preparing the plans for a spacious residence of Swiss chalet style of architecture, to be erected on Shatto place, between Wilshire boulevard and Sixth street, for Mrs. Frank W. Walker. It will be a two-story and basement residence and will contain eleven rooms. The exterior will be of shingles with the exception that blue brick will be used on the porch, columns and chimney, and on the first story up to the windowsills. The interior finish will be mahogany in the living room, oak in the reception hall and dining room, and white cedar and white enamel in the second story. There will be five sleeping rooms and each will have a private dressing room fitted with dressing table, mirror, hat boxes and wardrobes. Other features are a large brick pergola and concrete basement. The residence will also have high-class electric fixtures and plumbing and a furnace near the street.

Architect Fernand Parmentier, 533 Byrne building, has completed plans and is ready for figures for alterations and fixtures in the store room at 271 South Broadway for the Roth, Raymond, Muller Floral company.

Architect C. H. Brown, Stinson building, is making plans for extensive alterations and modernizing the residence on South Figueroa street.

The same architect is also preparing plans for a warehouse, 30x70 feet, to be erected at the new building of the Wilmington Transportation company.

Paul V. Tuttle, 307 Henne building, has completed plans for a six-room frame bungalow to be located on Moreta avenue, Glendale, for J. J. Gray.

Arthur L. Haves, 514 Laughlin building, recently purchased the Los Angeles Trust building at Second and Spring streets and will remodel the first floor for a large banking room. The floor will be lowered to the street level and other changes made. The lease of the Los Angeles Trust company expires December 1, 1910, at which time the alterations will be made. Parkinson & Bergstrom will be the architects.

Numerous Bungalow Plans

The W. G. Hanson Building company, 618 Mason building, is preparing plans for a one-story and one-half-story eight-room residence to be erected on South Union avenue near Acacia street for William Humphreys. The exterior will be of blue brick to a height of six or eight feet and shingled above. It will have a cement basement containing furnace, water heater and laundry fixtures.

The same company is drawing plans for a two-story attic and basement residence, containing ten rooms, to be erected in Oneonta Park for A. G. Wilkens. It will have rustic exterior, cement basement, concrete porch and columns, one pressed brick and one cobblestone fireplace, oak and maple floors, paneled walls, beamed ceilings, built-in furniture, two baths, art glass windows and all conveniences. The interior trim will be either birch or eucalyptus.

The same company has made plans for a one-story six-room bungalow to be erected on Maple avenue for H. Boutlier at a cost of \$2000. Also a six-room bungalow in North Pasadena for Mrs. A. Bone, to cost \$2000. Also a modern five-room cottage on Fifty-fourth street near Hoover street for H. S. Huth at a cost of \$1750.

The Architectural Designing company, Crosse building, has prepared plans for a two-story nine-room residence to be erected on Fourth avenue near Sixteenth street for W. N. Sarver. It will have art glass windows and columns, oak floors, Oregon pine trim, plate and art glass, furnace and nickel plumbing. It will be 40x46 feet, and the estimated cost is \$4500.

The same company has made plans for a two-story eleven-room house to be erected on Manhattan place near Ninth street for George Taylor.

Club Secures Lease

LONG BEACH, Nov. 6.—The Long Beach Country Club has secured a ten-year lease on a desirable tract of land owned by the Alamitos Land company, on the Anaheim road near the Huntington Beach line. The tract contains 175 acres, and contains a natural lake. A modern clubhouse, stables and garage will be built at a cost of \$10,000. The work will be done under the direction of the Alamitos Land company.

CONSOLIDATION HELPS SUBURB

MANCHESTER HEIGHTS GAINS BY SEAWARD GROWTH

THIRTY DAYS' SALES AMOUNT TO \$25,000

Large Expenditure Proposed at Agricultural Park, in Neighborhood of Tract, Stimulates Business and Sales Increase

Consolidation is having its effect on Manchester Heights. The tract is located at the southwest corner of Vermont and Manchester avenues, and has two car lines, the Strawberry Park (via Sunnyside) and the Los Angeles Interurban, one going to San Pedro and the other to Redondo, both passing the property on Vermont avenue. The proposed consolidation of the tract to the harbor at San Pedro. One thing that has given a decided impetus to real estate prospects in the southwest is the certainty that Agricultural park will soon be improved and developed as a great public park. From \$625,000 to \$650,000 will soon be spent on this property, and it goes without saying that surrounding and nearby property will increase considerably in value on this score alone, without taking into consideration the normal rapid growth of this section and its popularity with home buyers.

The Grider-Hamilton-Oswald company, owners of the tract, report many sales in the last thirty days to the following purchasers:

To George Johnson, lot 30, 40x152 feet on Seventy-fourth street, near Normandie avenue, for \$75.

To George Overall, lot 223, 40x152 feet Seventy-sixth street, near Budlong avenue, for \$375.

To Thomas F. Keating, lot 263 and the west half of 262, 60x152 feet on Seventy-fifth street, near Vermont avenue, for \$750.

Near Budlong Avenue

To Alois E. Krier, lot 31 and the west half of lot 30, 60x152 feet on Manchester street, near Budlong avenue, for \$1050.

To Mr. and Mrs. C. W. Gasper, lots 250 and 251, 80x152 feet on Seventy-fifth street, near Vermont avenue, for \$1200.

To Mrs. Veneski Shokoff, lot 219, 40x152 feet on Seventy-fifth street, near Vermont avenue, for \$500.

To Charles Arndt, lot 288, 40x152 feet on Seventy-fifth street, near Budlong avenue, for \$1000.

To Miss Katharina Reimertshofer, lots 237 and 238, 80x152 feet on Seventy-fifth street, near Vermont avenue, for \$1000.

To E. M. Steinert, lot 123, 40x152 feet on Vermont avenue, near Seventy-fourth street, for \$750.

To Walter Flippen, lot 79, 40x152 feet on Seventy-fourth street, near Normandie avenue, for \$750.

To H. T. and Bertha M. Littell, lot 339, 40x152 feet on Seventy-sixth street, near Vermont avenue, for \$125, 340, 341 and 342, 120x152 feet on Seventy-sixth street, near Budlong avenue, for \$1275.

To G. W. Fahrion, lot 235 and east half 234, 60x152 feet on Seventy-sixth street, near Vermont avenue, for \$750.

To Joseph and Sophia Nappel, lots 15 and 16, 80x152 feet on Manchester avenue, near Vermont avenue, for \$1400.

To Mrs. J. J. Sullivan, lot 348, 40x152 feet on Vermont avenue, near Manchester avenue, for \$750.

To W. H. Buckley, lots 76 and 77, 80x152 feet on Seventy-fourth street, near Vermont avenue, for \$1000.

To James F. Fulkerson, lots 239 and 240, 80x152 feet on Seventy-fifth street, near Vermont avenue, for \$1000.

To Mrs. Sarah J. Sullivan, lot 348, 40x152 feet on Seventy-sixth street, near Budlong avenue, for \$425.

To William H. Sweet, lots 255 and 256, 80x152 feet on Seventy-fifth street, near Vermont avenue, for \$1000.

To L. Hillman, lot 333, 40x152 feet on Seventy-sixth street, near Budlong avenue, for \$400.

To Louis H. Zuber, lot 146, 40x152 feet on Seventy-fourth street, near Budlong avenue, for \$550.

To P. C. Reilly, lots 346 and 347, 80x152 feet on Seventy-sixth street, near Budlong avenue, for \$850.

To Mary J. Sullivan, lots 375 and 376, 80x152 feet on Seventy-sixth street, near Vermont avenue, for \$550.

To Margaret Hopkins, lot 355 and east half of lot 354, 60x152 feet on Seventy-sixth street, near Vermont avenue, for \$675.

SLAUSON TRACT LOT CHANGES AT \$1800

The Edwards and Wilsey company reports the following sales for the past week:

For Frank H. Cole and Harry G. Loudon to C. J. Wells, lot 41 of the Bowen Slauson tract, improved with a four-room bungalow. Consideration \$1800.

For the same parties to C. D. Hoover, lots 39 and 19 of the Bowen Slauson tract. Both lots are improved with a four-room cottage. Consideration \$3000.

For the same parties to the same purchaser, lot 155 of the Pleasant View tract, being a lot 110x130 feet on the southeast corner of Granada street and Prospect drive. Consideration \$1200. Property was purchased for an investment.

For E. A. Noonan to J. R. Moise, lot 14 in Block 22 of the Arlington Heights tract, being a lot 50x140 feet on the east side of Fourth street, between Fifth and Sixth streets. Consideration \$2200. Party will improve at with a modern two-story eight-room residence.

For B. M. Morris to K. C. Noonan, a two-story eight-room house on lot 80x125 feet, located at 909 St. Andrews boulevard. Consideration stated \$7000. Property purchased for a home.

For J. D. Murphy to George B. Dexter, lot 60x150 feet on the east side of Manhattan place between Fifth and Sixth streets. Consideration \$2400. Purchased for an investment.

For K. Noonan to B. Morris, six-room bungalow and lot 50x140 feet at 1275 West Thirty-fifth street. Consideration \$4500. Purchased for a home.

To Cost \$30,000

POMONA, Nov. 6.—A. C. Abbott, president of the State bank of Pomona, is authority for the statement that a two-story business building will be erected by the State bank on second street, near Gary avenue. The structure will cost about \$30,000.

Another Large Building Which Is About Ready for Occupancy



W. P. STORY BUILDING, SOUTHEAST CORNER OF SIXTH STREET AND BROADWAY, MORGAN & WALLS, ARCHITECTS

ITALIAN VILLA FOR WEST ADAMS STREET

Architects Hudson & Munsell have prepared plans and taken bids for the construction of an Italian villa residence, to be built in the southwestern part of Los Angeles. The building will be erected on West Adams street, near Fifth avenue, for Secondo Guasti, a wealthy vineyardist. It will cover an area 98x134 feet, two stories and basement brick and reinforced concrete construction, and handsome in design. The first floor has reception hall, 23x37 feet; dining room, 19x26 feet; drawing room, 21x31.6 feet; library, 18x23.9 feet; also breakfast room, servants' dining room, store room and kitchen department.

A grand circular stairway, with French windows opening on an extensive terrace, is a special feature of the interior. Reinforced concrete will be used for all basement walls, terraces, steps, balustrades and other work up to the first story floor line.

The exterior walls of the first and second story will be brick finished with cement plaster and ornamental balustrade along the cornice. Moulded will be employed for the flat portions of the roof and decks of balconies.

The reception hall will have the floor and white oak trim; library, oak floor and Peruvian mahogany trim; drawing room, oak floor and enamel finish; dining room, oak floor and walnut trim; kitchen department, the floors with enameled wainscot, case and base over white cedar. Servants' dining room and breakfast room, oak floors and stained pine trim. The outside vestibules will have the floors and cement steps.

The second floor has large hall, five chambers, two servants' rooms, four baths, dressing rooms, closets, etc. All will have oak floors and white enamel finish on white cedar woodwork. All plastering to have skim coat finish, and all windows screened. A hot air system of heating will be installed; also automatic hot water heaters, ornamental plaster work, electric wiring, plumbing and gasfitting, portable vacuum cleaners and every modern convenience.

HOMEBUILDERS BUY EAGLE ROCK LOTS

The Edwards & Wilsey company reports a brisk inquiry for residence lots in Eagle Rock tract, they have made the following sales during the week:

To J. W. Eddy, lots 91 and 92, Eagle Rock Central tract, 95x140 feet, corner Eddy and Colorado streets, consideration \$1900.

To Mrs. Virginia Botchlett, lot 16, Windermere Heights, 50x145 feet, on Windermere avenue, near Colorado; price \$500.

To W. D. Ward, lot 101, Eagle Rock Central tract, 55x125 feet, on Eddy avenue, near Las Flores, price \$450.

To J. J. Lawson, lots 14, 15, 16 and 17, Glendora Park tract, 50x135 on Adams avenue, near Palm; price \$1800.

To G. A. Graves, two lots in the Artesian Heights tract on Ridgeway avenue near Central, price \$950.

About a dozen new residences are now under construction in Eagle Rock and a great amount of street work is under way.

MONETA SQUARE LOTS CONTINUE IN DEMAND

That there is an active demand for lots in Moneta Avenue square is evidenced by the sales made by Patton & Longley within the past week. A large number of sales have been made to actual home builders, and best of all, the purchasers are now busy erecting their homes.

The modern bungalows which are being built by Patton & Longley are selling rapidly, in fact, they are selling before they are completed, and it is impossible to erect them fast enough to supply the demand.

The reason why there is so much activity in this section is that the developing of Los Angeles is toward the harbor, and this property, situated in Moneta Avenue square, is right in the great growth of the city. When it is taken into consideration that the car fare is only 5 cents and that there is good service it is easy to see why the people will buy where the city is growing.

During the past week Mr. Farnham purchased twelve lots in this tract, on which he will immediately commence the erection of five and six room up to date bungalows.

Reservoir at Yucaipa

REDLANDS, Nov. 6.—The Yucaipa valley colony of Los Angeles will build three reservoirs on its land nine miles from Redlands.

BUYS WILSHIRE LOTS FOR CASH

PURCHASER PAYS \$26,000 TO CLOSE DEAL

WILL ERECT PRIVATE HOTEL ON PREMISES

Proposed Structure May Be Eight Stories of Fire Proof Construction—V-Shaped Lot Sells for \$12,500

Althouse Bros. report the sale for Oscar E. Farish of the firm of Mines and Farish the eight-room house at 2715 Wilshire boulevard, on lot 40 by 150 feet to alley, to Miguel Latz, for the sum of \$7500. Mr. Latz has just closed a deal for the Gardner home adjoining on the west, which now gives him 150 feet frontage on Benton boulevard, facing Sunset park, and 90 feet deep on Wilshire boulevard. Total consideration, \$26,000.

Mr. Latz leaves next week for a year's trip abroad, and upon his return to Los Angeles will improve the property with a modern fireproof eight-story private hotel, which will be one of the most modern hotels in town. Both transfers were made by Althouse Bros.

Jonathan S. Dodge has sold to John Haag lot 138, 60 by 150 feet, in Westminister square on Gramercy place, fifty feet south of Linden avenue, for \$2000 cash. Mr. Haag is having plans drawn for a nine-room two-story residence, with plastered gables, to cost approximately \$5000.

Col. C. B. Eager has sold to Camm T. Morris the V-shaped lot at the junction of Alvarado and Hoover streets, known as lot 17, block 13, of the Finney tract, consideration, \$12,500. He will improve at once.

R. A. McIntyre has sold to W. S. Cobb a lot on Manhattan place in Westminister square tract, near Fourth street, 60 by 150 feet. Consideration, \$2300. He will improve at once.

Lawrence E. Haag has sold to A. T. Merrill lot 131 of the Westminister square tract, being on Gramercy place, south of Linden avenue, lot 50 by 150 feet. Consideration, \$1950 cash. He will improve property.

Other deals pending amount to \$31,000.

Contracts Awarded

Bids have been opened and the contracts awarded for the erection of a high school building at Montebello, from the plans of Architect A. C. Smith, 307 South Broadway, near Fourth street, consideration, \$125,000.

George M. Easton, 436 West Thirtieth street, the heating to the Machinery & Electrical company, 351 North Main street, and the painting to H. Hollinsworth, 125 Tolman street.

EFFECT QUICK TURN AT A FAIR PROFIT ON GIBBONS STREET LOT

The Pacific Brass and Hardware Manufacturing company has sold to E. F. Watson through the agency of C. W. Catey with Black Bros. 90x145 feet on the east side of Gibbons street, for a consideration of \$2500. The grantors purchased the property a few weeks ago through the same agency, and have effected a quick turn at a fair profit.

Lomita Where the Wise Speculator Is Investing. ADJOINING GREATER LOS ANGELES. Center For Profit-Making. Includes a map showing the location of Lomita relative to Los Angeles, San Pedro, and other areas.

Lomita Farms Department. W. I. HOLLINGSWORTH & CO. 118 West Sixth Street. Main 1616 F1616. Text describing land parcels for sale, including acreage and price details.

BEAUMONT LAND & WATER COMPANY. OFFICE AND LECTURE ROOM: 616 SOUTH BROADWAY. Stereopticon Lectures. Daily at 10:30 a. m., 2:30 and 8 p. m., when 100 elegant views of Beaumont are thrown. Short lecture full of facts about Beaumont's advantages. And a Fortune in Apple Culture. Beaumont presents the most assured horticultural future of any section of Southern California.

Pioneer Roofing. We tell you to put on a "Pioneer Roof" and forget it. Needs no paint or repair. Stand proof and fire proof. Not affected by extremes of heat or cold. Suitable for all kinds of buildings—pitched or flat roofs. Comes in handy rolls. Easy to lay—anybody can do it—no special tools needed. Salesrooms, 219-221 South Los Angeles Street. PIONEER ROLL PAPER CO. Department 76, Los Angeles, California.