

LOS ANGELES BUILDING BOOM.

Fifteen Millions Invested in New Structures Within Five Years.

FINE RECORD FOR 1896.

Nearly Fourteen Hundred Permits Issued From January 1 to August 1.

DWELLINGS REARED BY SCORES

Ten Churches Included in the Acquisitions of the City in 1895.

Following is the second of a series of articles prepared under the supervision of the three commercial bodies of Los Angeles—the Chamber of Commerce, Board of Trade and Merchants' and Manufacturers' Association—showing the growth of population and recent industrial development in that enterprising city and vicinity:

The building boom which Los Angeles has been enjoying for the last five years goes on apace. It was thought that the climax was reached last year when the City Superintendent of Buildings issued 2415 permits for building improvements, approximating in cost nearly \$4,000,000. This was exclusive of the outlay of \$238,000 by the city for new schoolhouses and \$80,000 for a central police station.

Much of the work for which permits were granted in 1895 was, of course, not completed within the year, so even if no additional work had been undertaken saw, plane and hammer would have kept up their merry chorus until now. Building operations projected during the first seven months of 1896, however, exceed in volume those for the corresponding period of 1895, though the estimated cost is not so great.

Up to August 1, this year, 1896 building permits, aggregating an expenditure of \$1,704,324, were granted, as against 1346 permits, aggregating \$2,284,397, for the same period last year. This in spite of the general financial depression, which has arrested progress in Los Angeles to some extent as well as throughout the country.

The following comparative table, taken from the City Building Superintendent's last annual report, presents in a concise form the growth of building operations in Los Angeles during the last four years:

Table with 3 columns: Year, Permits Issued, Estimated Cost. Rows for 1892, 1893, 1894, 1895, and Totals for four years.

It should be stated that the actual cost in many instances far exceeds the estimate given in the application for a permit. This is especially true in regard to most of the large business blocks, some of which cost twice the amount originally intended. In view of this fact it would be no exaggeration, perhaps, to say that \$12,000,000 was invested in new buildings in Los Angeles during the four years named, and that \$10,000,000 or more has been expended for the improvements that will be made during the present year.

ALL NEW GROWTH. It must be admitted that \$15,000,000 invested in new buildings in five years is not a bad showing for a city that has suffered no conflagration or other disaster that would cause rebuilding. The buildings erected have not been put up to replace others which were accidentally destroyed, though not a few have the place of old ones which were found inadequate for the demands of modern living and business. The increase in habitations and business houses may all be properly termed new growth.

In this connection it is interesting to note that the Chief of the Fire Department estimates the fire loss in Los Angeles at only \$50,000 during the year 1895. This includes furniture, goods, etc. The actual loss on buildings was, perhaps, only \$100,000, and the Fire Department estimates the fire loss in Los Angeles in recent years, which fact is probably accounted for by the very efficient Fire Department which the city possesses. There are, therefore, no charges that the building energy in Los Angeles is founded on anything other than actual prosperity. The millions that have gone into new buildings here have not been furnished by insurance companies, as was the case with the first time. Several other Western towns which have had phenomenal building booms in consequence of destructive conflagrations.

Another thing that is remarkable about the buildings in Los Angeles is that they are nearly all occupied as soon as completed, and despite the many new edifices constantly springing up desirable properties continue to command high rents. New good buildings have been erected in the last few years that have not only yielded an income for the first time, but while this is true it is but fair to state that owing to the shifting of the business center there are some buildings which were paying big interest on the money invested in them half a dozen years ago that are now comparatively deserted or given over to a cheaper class of tenants.

TREND OF BUSINESS. The trend of business is southwest from the plaza, which, up to the time of the real estate boom of 1887, was the virtual business center. Now it has shifted as far south as Spring and Second streets, and, as newer and better buildings are springing up below that point, the larger firms which formerly did business in the vicinity of the plaza are forsaking their old quarters and occupying the more modern structures on Broadway, Spring and Main streets, south of Second.

While Los Angeles is essentially a city of homes, the character of its business blocks is beginning to attract attention. The first thing that strikes the casual visitor is the size and elegance of some of the recently erected palaces of trade. The tenderfoot who comes here expecting to see naught but the one-story adobe buildings or frame shacks common to a large portion of the wild and woolly West is most agreeably disappointed. The stately brick, stone and steel structures, whose towering facades run up four, five and six stories along some of the principal streets, impress the newcomer most favorably and convince him that Los Angeles is indeed a growing commercial center. Before making specific mention of any of these new blocks, the report of the Super-



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intendent of Buildings will again be drawn upon for some figures.

LAST YEAR'S RECORD. The building operations during the year 1895 were classified by the Superintendent of Buildings, Charles L. Strang, as follows:

Table with 2 columns: Kind of Improvement, Cost. Rows for Kind of Improvement, Cost, Total, and Total to be added.

Continued activity. Building operations for the first seven months of the present year, as compared with the like period of last year, are shown by the following table:

Table with 4 columns: Year, No. of Permits, Cost, No. of Permits, Cost. Rows for 1895, 1896, and Totals.

In the construction of business blocks the line of greatest activity in the last two years has been on Broadway, between First and Seventh streets. This thoroughfare, which was until a few years ago principally a residence street, is now one of the busiest centers of real estate business, sides being headquarters for real estate dealers and brokers of various kinds. South Spring, South Main, Los Angeles, Hill and the cross streets between First and Ninth have also shared in the general activity, many costly edifices now occupying sites until recently vacant or occupied by insignificant buildings.

The best improvements made have been in the shape of office buildings, some of which are devoted to business purposes. Others designed for large buildings, such as the Burdick block, corner of Spring and Second; the German-American Savings Bank building, corner of First and Main; and the Hammel & Denker block, Third and Spring, have been carried to the height of only one or two stories for the time being, but will eventually be raised to three or more stories, as business conditions may warrant.

IMPOSING STRUCTURES. One of the most imposing structures in the city is the Van Nuy block, just nearing completion. Although originally intended for a four-story building it has been carried two stories farther. It is built of white pressed brick, Venetian Renaissance style of architecture, and will cost its owner close on to \$200,000. Situated at the northwest corner of Fourth and Main streets, it is directly opposite the Westminster Hotel and will form an annex to that famous hotel, or else be conducted as an independent hotel. The proprietor, I. N. Van Nuy, is president of the Los Angeles Farming and Milling Company, which owns the celebrated Lankershim ranch and is one of the wealthiest corporations at this end of the State. Another member of this corporation who is investing considerable money in building is Captain James B. Lankershim, who has broken ground for a magnificent five-story office and store building at the southeast corner of Third and Spring streets. It will have a brownstone front and will rival in architectural beauty and massiveness the mammoth Stinson block on the opposite corner.

Both Mr. Lankershim and Mr. Van Nuy own other buildings of size and importance.

From the investor's point of view no better piece of business property is to be found in Los Angeles than the recently completed

Wilcox estate building, which graces the southeast corner of Spring and Second streets. This splendid structure has 120 feet frontage on Spring street and 157 on Second, is five stories high and is constructed of steel and gray sandstone. The ground floor is occupied by stores, railway and steamship ticket offices and the Postal Telegraph company; the second, third and fourth floors are occupied principally by brokers and professional men; while the entire fifth floor has been elegantly furnished by the California Club, and will henceforth be that swell organization's home.

Next in importance to the Wilcox block among the new office buildings is the Bullard block, which is located on the site of the old courthouse between Spring, Main, Court and Barker streets. J. A. Bullard, the proprietor, is a thrifty Boston capitalist, and he has spared no expense in making this one of the finest office buildings in the West. It is five stories high, and each of its four stories, while not gaudy, is highly ornate. The material used in the construction is steel and pressed brick of a pinkish tint. The interior finish is in all respects on a par with the handsome exterior.

The Bryn block, at the north west corner of Broadway and Third streets, owned by Mrs. Margaret Irvine of San Francisco and her brother, Callaghan Bryn, is one of the handsomest office buildings in the city. Buff-colored pressed brick constitute its outside finish. It is splendidly lighted from skylights and an interior court, and although a mammoth building contains not a single dark room.

The two splendid buildings in the city now surpasses the other blocks in cost, appearance or convenience. It fronts 120 feet on Broadway, 180 feet on Third street, is five stories in height and cost in the neighborhood of half a million dollars. Brownstone and terra cotta colored brick are the materials that show in its outward construction. White, buff and pink glazed brick line the walls of the interior court, around which are wide verandas in this city. Prior to his arrival here in 1890 the Bryn block was about the only building over four stories in height. Comparatively few went above three stories up to that time. Mr. Stinson having amassed a fortune in the lumber trade in Michigan and other States, came here expecting to live in retirement the remainder of his days, but the business opportunities here appeared to him so good that he was soon again actively engaged in business affairs. He not only purchased a site for a residence, upon which he erected a house which cost \$105,000, being the finest private residence in Southern California, but he likewise invested heavily in business property. One of his first purchases was the northeast corner of Spring and Third streets. The ground was occupied by a newly erected three-story brick block, which was considered a handsome business property. It was not only purchased in its day, and a lesser brick building, but it was also purchased by Mr. Stinson, who was to tear them down, a proceeding which the old residents, who were satisfied with one-story shacks, considered almost in the light of sacrilege.

The destruction of a new three-story brick block to make room for a larger building was something unheard of in Los Angeles before Mr. Stinson's advent. In his case, and a six-story steel-framed brick and terra cotta building, after the Chicago style, went up in place. Mr. Stinson has since erected several other good buildings, among them the Muskegon block, corner of Third and Broadway, and the three-story building on the Muskegon, on Third street. He has also purchased the Hammel & Denker block, at the northwest corner of Third and Spring streets, which he expects to raise to three or more stories in the course of time.

Whether Mr. Stinson's example spurred others to build more extensively or not, the fact remains that there has been great activity in building circles ever since he started in. His investments in Los Angeles foot up over \$1,000,000.

THERE ARE OTHERS. A. P. Johnson and Captain B. F. Ball are excavating for the foundation of a \$50,000 block on Main street, between Fourth and Fifth. Another new building that is in prospect will be located at the northwest corner of Second street and Broadway, on ground owned by President I. W. Heilman of the Nevada Bank. It is said to be Mr. Heilman's purpose to erect a block there that will rival in size and

magnificence any other building in the city.

Among other buildings in course of construction or finished in the last year or two are the following: By T. W. Brotherton, three-story brick, on Broadway north of First street, \$17,000; Ralph Bros., three stories, Sixth street, near Spring, \$15,000; Messop & Temple, Hill street, near Fifth, \$31,800; Hallman & Sartori, three-story brick, Main and Second streets, \$28,000; Mrs. F. W. Shepard, Sixth and San Pedro, \$15,000; Nolan & Smith, three stories, Spring, near Ninth, \$13,000; O. T. Johnson, Broadway, near Fourth, \$18,000; Mrs. E. Weinstanek, Second, near San Pedro, \$27,000; H. Newmark, Main, near Third, \$26,000; S. H. Seymour, Second, near Broadway, \$25,000; Mrs. Catharine Wilson, Spring, near Ninth, \$13,000; W. B. Stewart, Seventh and Broadway, \$18,000; S. G. McCallum, Broadway, near Sixth, \$18,000; A. P. Johnson, Fourth and Hill, \$15,000; George Hanna, Third and Broadway, \$24,000; New & Gamble, Broadway, near Second, \$26,000; Dr. Edgar, Broadway, near Third, \$16,000; Mrs. Anna Milner, Main, near Third, \$13,000; George S. Patton, Broadway, near Fourth, \$22,000; P. A. Gordon, Broadway, near Second, \$20,000; Ida V. Olshausen, Spring, near Fifth, \$20,000; J. S. Slanson, Broadway, near Fourth, \$23,000; Morgan Oyster Company, Main, near Third, \$22,000; H. Edwards, Main and Fifth, \$25,000; Jerry Ilich, Third, near Broadway, \$22,000; Maier & Zobelein, addition to brewery, \$50,000; K. & Smith, Second and Broadway, \$23,000; R. H. Howell, Spring, near Sixth, \$22,000; H. H. Howell, Broadway, near First, \$13,000; Mallett & Pirtle, Fourth and Broadway, \$30,000; C. W. R. Ford, Broadway, near Third, \$40,000. To this list could be added many others of equal prominence.

HOME-MADE HOMES. A notable feature in the construction of new buildings in Los Angeles is the improved style of architecture in vogue. Plain brick and sheet-iron cornice fronts have given way to stone, terra cotta or pink, white or buff pressed brick. Most of the materials used are of home manufacture. Los Angeles pressed brick are of very superior quality and brick-making is one of the leading local industries. Nearly all the structural steel and iron used in building is also of home manufacture. Superior building stone is found in various parts of Los Angeles County and large quantities are imported from adjacent counties and Arizona.

As stated at the outset of this article Los Angeles is a city of homes that is being put into business buildings a still greater amount is being spent in building private residences. Quite a number of residences have been built in the last few years that are worthy of more than passing mention. The greater number are the homes of working-men, costing from \$1000 to \$2000. New residences costing from \$3000 to \$6000 are also very numerous. Probably no other city on the continent has so many more pretty homes in proportion to population.

SAN DIEGO'S GAIN. Pythians May Erect a Home on the City Park.

SAN DIEGO, CAL., Aug. 23.—A decision was rendered yesterday by Judge Putebaugh in the case of San Diego v. E. W. Morse, Bryant Howard, Charles S. Hamilton and M. A. Luce, executors of the will of M. Pierce, deceased, whereby a lien is foreclosed on 100 acres of land embraced in the City Park. The decision recites that the city set apart the land to the defendants in trust for the purpose of establishing and maintaining thereon an orphan's home, boys and girls' home, kindergarten, industrial school and school of technology. The defendants planted a large number of trees on the land, which is the finest in the park tract, and prior to October 1, 1891, erected a home and barn and maintained an orphan's home and kindergarten from about October 1, 1891. No other buildings were erected, and the defendants have shown their inability to carry out their part of the contract with the city, hence the land reverts to the city.

It is expected that the Grand Lodge of the Knights of Pythias in this State will now take steps to establish a home for aged Pythians, a resolution having been adopted at the last meeting of the Grand Lodge accepting an offer made by this city, through Harry W. Vincent, for a long term of years, free of all cost and with a free use for all purposes. The offer of the city was contingent upon the decision rendered yesterday. The Pythians will expend many thousands of dollars in fitting up the tract.

Drowned at Knights Ferry. OAKDALE, CAL., Aug. 23.—The body of an unknown man was found in the Stanislaus river at Knights Ferry. He is supposed to have committed suicide. The body had been in the water about twelve hours.

CITIZEN SOLDIERS OF THE STATE.

Doings of the Week in Armory and Drill Hall.

ENTHUSIASM GROWING.

Plans of General James to Secure Better Ammunition.

CARTRIDGES TO BE INSPECTED.

The City Guard in Camp—The Naval Battalion and the Monterey.

Governor Budd, commander-in-chief of the National Guard of California, has been taking outdoor exercise on horseback in the Sierras during the past two weeks. He will be due in San Francisco this week. A military conference is in prospect. It is expected that the Governor, Adjutant-General Barrett, Major-General N. T. James and the division adjutant, Colonel Currier, will discuss Guard topics. It is admitted that something must be done to render the organization more effective. The major-general perceives the necessity of improvement in marksmanship, and proposes that something shall be done to promote rifle practice. As a preliminary step, measures will be taken to improve the quality of ammunition. Many of the guardsmen, in accounting for bad scores at the rifle range, attribute the result to defective ammunition. It is the judgment of many officers that the purchase of ammunition during the past ten years has been made in a careless manner. It is contended that thorough inspection would accomplish much good.

Major-General James, accompanied by several officers of his staff, visited the camp of Company B, First Infantry, at Los Gatos last Saturday.

FIRST BRIGADE. The encouraging report comes from the First Brigade that a detachment of sixteen members of K Company, Seventh Infantry, San Bernardino, recently made a practice march of a hundred miles. In marching endurance many of the organizations of the National Guard are lamentably deficient, although they are capable of making a fine appearance in the armory or on well-paved streets. The marching example of Company K may be emulated by other companies.

PASADENA, CAL., Aug. 19.—Guardsmen of Company I, Seventh Infantry, held their first regular drill last Monday evening after a rest of four weeks during the heated term.

The drill was made in the open air rather than in the armory and was witnessed by a large number of spectators. Captain N. Bangham was in command. The company drilled in extended order with a system of signals, in addition to those prescribed in the regulations, by which the entire company is controlled without verbal commands.

In spite of the absence of many of the members of the company, 80 per cent of the company were in line Monday evening. A number of the boys went to Santa Barbara last Saturday in charge of Sergeant Lippincott, joining Company F of Los Angeles at their encampment.

SAN BERNARDINO, CAL., Aug. 18.—Sixteen members of Company K, Seventh Infantry, returned on Monday evening, August 17, from a two weeks' practice march and camp trip through San Bernardino Mountains. The two squads, under command of a non-commissioned officer left the armory on Saturday evening, August 1, at 10 o'clock, and arrived in Bear Valley Monday, August 3, at 6 P. M., covering the distance of 80 miles in only over the roughest of mountain roads in about fifty hours, every man coming into camp in first-class condition and ready for duty.

The regular routine of camp duties was commenced immediately upon arrival, and continued for six days, when tents were struck and the return march begun via Holcomb and Little Bear valleys. A halt of two days was made at Ferncliffe, a summer residence of Captain J. V. Goff, the company commander, where the boys were royally entertained by the captain and his wife. The rest of the trip home was made without incident, and every man showed up in duty on Monday morning looking bronzed and soldierly after their trip of over 100 miles.

The following promotions are announced in the company for the month: Private Charles H. Perry to sergeant; Privates E. W. Allen, Estilman and William G. Raltt and Edwin T. Ireland to corporals.

The average attendance for the month of July was 81.22 per cent, a splendid showing considering the extreme heat during that period.

Sergeant J. Andy Pearce left the city on August 4 to enter the State University at Berkeley. By his departure the company loses one of its most efficient non-commissioned officers and one of the truest soldiers that ever shouldered a rifle. The sergeant holds the company's gold medal for the highest score made at the June target practice.

SECOND BRIGADE. Orders have been issued from brigade headquarters in San Francisco directing that an election for first and second lieutenants be held in the company on Monday evening, August 18, at 8 o'clock. Major J. H. Mangels, brigade quartermaster, is to preside. Lieutenant Henry C. Middleton has been promoted as lieutenant John J. West's term has expired.

Captain William F. Chipman, Company G, Fifth Infantry, Alameda, has resigned, the resignation to take effect September 30. The reason given for resigning is that business obligations require all of his time.

Second Lieutenant John Retter, Company C, First Infantry, has tendered his resignation on account of failing health.

SAN RAFAEL, CAL., Aug. 22.—The company of Company D, Fifth Infantry, Captain William Elliot, has held a rural air this week, brought on by members of the camp last Saturday night at Mill Valley. The evening march to camp occupied three hours, the men taking blankets and camp supplies with them, but no tents.

The company has a very high standing and a bright history. Captain Elliott has been in command since 1890 and a commissioned officer eleven years. Last year the company stood first in its regiment for target practice. On its roster are the names of Colonels Carlton Coleman and J. Mervyn Donahue. The company was originally a Blaine and Logan club, Captain Lucek president.

PETALUMA, CAL., Aug. 22.—The absorbing topic with the members of Company C, Fifth Infantry, is the final and deciding shooting match with Company E of Santa Rosa, which will take place on the first Sunday in September. The first of the series being held by Company C by about seventy-five points, and the second being lost by only one point,

makes our boys rather hopeful that the "rubber" will be theirs. The average attendance is about fifty. The members of both Company E and Company C are planning to go into camp together shortly.

THIRD BRIGADE. MARYSVILLE, CAL., Aug. 22.—Before the reorganization of the National Guard, Marysville's military company, of which her people will ever be proud, was known as Company C, Eighth Infantry; now it is titled Company D, Second Infantry.

Formally organized in January, 1890, with G. B. Baldwin, captain; John T. Lydon, first lieutenant, and George H. Voss second lieutenant, the organization has since held an enviable position among the guards of Northern California. On the parade grounds at home or in camp, at muster or inspection, before the targets or in the face of the enemy, Marysville's soldier boys have never missed an opportunity to distinguish themselves.

It was on May 19, 1895, that fifty of her men met a like number of Captain Cook's crack shots before the local butts and lowered their colors, gaining the championship of the world, which they still lay claim to.

Each Sunday a large number of the members indulge in practice work with the rifle at their range south of town. They propose to keep in condition to defend the reputation they have won as marksmen.

The present officers of Company D are: Captain, George H. Voss; first lieutenant, Phillip J. Dwyer; second lieutenant, David Canning; first sergeant, J. P. Arnold; second sergeant, W. Terstegge; third sergeant, M. Nelson; fourth sergeant, J. P. Colford; fifth sergeant, C. Mayer. Corporals—First, G. W. Peyser; second, J. Giblin; third, Chris Hoyis; fourth, W. Waldron; fifth, J. P. Arnold; sixth, J. L. Howard; seventh, George McCoy; eighth, John Selinger. Quartermaster sergeant, Bart Morrissey.

Colonel E. A. Forbes, who recently succeeded to the position, resides at Marysville.

MERCED, CAL., Aug. 21.—Company H of the Sixth Infantry, located at Merced, had an impromptu high jinks after its regular drill last Monday evening. A few friends were asked to enjoy the refreshments and a general good time with the soldiers. Sergeant Potter handled the guitar. Sergeant Guthrie executed his famous Seventh Regiment snake dance and Corporal Muller executed a few stunts in regard to the monkey. The sandwiches were eaten and the lemonade drunk, and everybody went home, having enjoyed a pleasant time and the invited friends have a new opinion of the social side of the National Guard. Be beautiful and commodious armory erected by the Woodland Improvement Association. The structure, which was built particularly for the company, is two stories high, and is divided into a drill hall, assembly room, banquet hall and officers' quarters. The new armory is thoroughly equipped, and few companies in the State enjoy such magnificent quarters as the local organization. It has caused renewed interest among the troops, and the future of the company is very bright indeed.

WOODLAND, CAL., Aug. 21.—Company F, Second Infantry, is now comfortably located in its new quarters. A beautiful and commodious armory erected by the Woodland Improvement Association. The structure, which was built particularly for the company, is two stories high, and is divided into a drill hall, assembly room, banquet hall and officers' quarters. The new armory is thoroughly equipped, and few companies in the State enjoy such magnificent quarters as the local organization. It has caused renewed interest among the troops, and the future of the company is very bright indeed.

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