

# "HOUSE AND LOT"—The Times' Weekly Review of Real Estate and Building.

## FACTS AND COMMENT.

THE weather is not usually supposed to have close connection with the real estate business, yet it is an undoubted fact that the weather of the past six weeks in Southern California has had a somewhat depressing effect on business. In the recollection of old inhabitants there has not been a period of such cloudy and cool weather as we have experienced during that time. This has tended to disappoint many of our eastern visitors. Some of them have doubtless shortened their stay in this section. It is, of course, useless to assure them that this is an entirely exceptional season. They have heard that sort of thing before. If they will come back next winter, however, we shall doubtless be able to prove to them that the attractions of a Southern California winter have not been overdrawn. Meantime "It's an ill wind that blows nobody any good." The rain that has interfered with the pleasure of our visitors has been a Godsend to the farmer, and so, eventually, will benefit the real estate market.

## Paving Versus Storm Drains.

The heavy rainstorm of Thursday once more brought to the front the subject of disposing of the vast amount of water that runs down from the hills into the low-lying sections of the city. It also brings to the front the question of street paving versus storm drains, to which reference was recently made in this column. Does any sensible person suppose that any system of storm drains that Los Angeles is likely to have within a generation could possibly dispose of the torrents of water, sand and rocks that poured down Grand avenue and other thoroughfares on Thursday evening? They would be choked up in less than no time. Why not, therefore, before it is too late, and while asphaltum is exceptionally low in price, consider the advisability of paving the leading thoroughfares which carry off most of the storm water, making sloping sides and deep gutters. In this way we should not only get rid of the water during a few stormy days in winter, but also have handsome streets all the year round. Another object lesson as to the value of street paving is furnished by the heavy expenses entailed upon the city in repairing the graveled streets after every storm, they being cut up like the bed of an arroyo, in many places. It is said that the cost of the city in making repairs after the big storm of a couple of weeks ago will be \$30,000. How long would it require, at this rate, to cover the expense of paving streets with asphaltum? Are we not imitating the Chinese, who, it is said, burned down their pigsties for a couple of thousand years, before they discovered that they could get roast pork without incendiarism?

## The Convention Hall.

A correspondent, in a local paper, suggests that there is no particular hurry about the building of the convention hall. He refers to "the mistaken idea that the hall must be ready for the meeting of the Methodist General Conference." This is a mistake. It is authentically stated that the selection of Los Angeles as a site for a conference was brought about largely by the promise that a good hall should be provided. Los Angeles cannot afford to be false to its promises, expressed or implied. In any case, there is no good reason for delay in pushing this improvement, while there are many reasons why it should be completed as soon as possible. Another evidence of the urgent need for a good convention hall in Los Angeles is found in the fact that the committee charged with making arrangements for the reception of the President, during the Fiesta, have found it impossible to select a site where he may with safety make his promised speech. The police department says that if he should attempt to speak in the street, or in Central Park, as has been proposed, the department cannot undertake to be responsible for the safety of the crowd, or even for the preservation of the plate-glass windows in the stores.

## Sunset Boulevard.

H. J. Whitley, who has been a liberal contributor to the boulevard system of Hollywood, as well as to the extension of the Sunset boulevard, recently saw Mr. Stansbury, the contractor for this improvement, and urged that the commencement of work should no longer be delayed. Mr. Stansbury gave him a promise that he would have a considerable force of men working by Saturday (yesterday.) Mr. Stansbury has kept his word. A dozen four-horse teams started work on the cut, near Douglas street yesterday. Now, let the good work proceed, without any unnecessary delay. The completion of this boulevard will mark the beginning of a new era for the long-neglected northwestern hill section.

## Regulating New Streets.

Mention has been made in this department of the fact that City Engineer Stafford is making a strong effort to preserve the regular street lines, instead of having inconvenient and unsightly "jags." Alderson & Son, real estate agents of this city, call attention to the fact that West Thirty-sixth street is a thoroughfare that has been opened up properly, through the efforts of Mr. Stafford. No subdivisions should be allowed to go on file where the streets do not conform to those already dedicated.

## An Interesting Publication.

The Architectural Record is a handsome monthly, published in New York, profusely illustrated, with fine engravings. It contains much matter that is of interest to others besides the profession. For instance, the April number contains interesting illustrated articles on "French Farm Buildings," "English Pleasure Gardens," "Living in Paris on an Income of \$3000 a year" and "The New White House in Washington." It is published by the Architectural Record Company, New York.

## A Building Association's Record.

A neat little pamphlet has been issued by the Provident Mutual Build-

ing and Loan Association of Los Angeles, giving the seven years records of the company, with a number of communications from stockholders, giving their satisfactory experiences. The company claims to have loaned in seven years more than \$1,000,000 on first mortgages on real estate, with insignificant loss. It also claims to have paid the largest dividends and to have accumulated the largest reserve fund for contingent losses of any association in California. Further, it claims that not a share has ever been matured that has not paid more than 12 per cent. on the investment. The pamphlet contains a portrait of L. M. Loeb, the city representative of the company, who has been connected with this and the Fidelity Association for nearly six years.