

REAL ESTATE RECORD.

HOUSE AND LOT.

An Upward Movement  
All Along the Line.

Building Operations at  
High Pressure.

Improvements at Beautiful  
Hollywood—Large Tracts.  
Spring Street.

Business in the local real estate market continues excellent, with every indication that it will go on improving during the year. It is a noticeable fact that in former times, when real estate was lively in Los Angeles, the best business was done, not during the winter, when the town is full of strangers, but in the summer months. Thus, the highest point of the real estate boom of 1886-87 was reached in the months of June, July and August, 1887, when the aggregate of real estate transfers for the three months was over \$30,000,000. This may be accounted for by the fact that new arrivals, who come here during the winter, usually, as cautious business men, take their time to look around and make comparisons before deciding upon the purchase of any particular piece of property.

A GOOD MONTH'S BUSINESS.

AS AN INDICATION OF THE LIVELY BUSINESS now being done by many of the leading real estate agents in Los Angeles, the following list of actual sales made during one month by a single firm, Clark & Bryan, is given. The aggregate is \$346,000:

Sixty feet on east side of Broadway, between Sixth and Seventh, by V. Dol to Thomas Haverly, for.....	\$ 40,000
Sixty feet on east side Spring, between Fifth and Sixth, by William Garland of Arizona to George A. Ralphs, for.....	42,000
Fifty feet on Third, between Hill and Broadway, by Judge Buckler of El Paso, Tex., to J. M. Gilbert of Buffalo, N. Y., for.....	30,000
One hundred and fifty feet on west side Figueroa, between Fifteenth and Sixteenth, by Ruth Bryan to Dr. Tolhurst, for.....	6,000
Fifty feet on west side Spring, between Seventh and Eighth, by Wiley Clark to Boaz Duncan, for.....	20,000
An acreage lot near Jefferson, by Mrs. Halsey to Clark & Bryan, for.....	5,000
Fifteen lots in Clark & Bryan's Los Angeles tract, to different people for homes, by Clark & Bryan, for.....	11,000
One hundred and twenty-five feet on west side of Broadway, between Sixth and Seventh, running through 330 feet to Hill street, by Spencer H. Smith of New York City to a party whose name is withheld for the present until papers are further progressed in the absence of George A. Ralphs, for.....	180,000
Two hundred and eight feet on southwest corner of Ninth and Figueroa, by Mrs. Bixby to Lawrence Newman of Chicago, for.....	12,000

A BROADWAY SALE.

An option was recently obtained on a lot fifty feet front on the east side of Broadway, between Seventh and Eighth streets, by W. G. Nevin, C. C. Carpenter, F. W. Burnett and Dwight Willard. The lot belonged to Kaspere Cohn, and has been sold through R. A. Rowan to Clark and Sherman at a price stated to be \$22,500. It is understood that the purchase is made on speculation.

SOUTH SPRING STREET.

The notification that two more good business blocks are to go up on South Spring street, one between Second and Third, and the other south of Fourth street, indicates that property owners on that thoroughfare are by no means prepared to throw up the sponge and allow Broadway—much less Hill street—to get ahead in the race for business—at least, not for some years to come.

There has been a marked revival in the demand for Spring-street property of late, and there is no reason why this should not continue. With the handsome blocks already erected on that thoroughfare, and the others that have been designed or are contemplated, with the fine new hotel at the corner of Fourth street, and the two big hotels at Fourth and Main, there seems to be no reason why Spring street should not hold its position as the leading thoroughfare for a number of years to come.

THE NORTHERN BUSINESS SECTION.

If the property owners in the business section north of First street had shown anything like the enterprise, ten years ago, that is now displayed by property owners on Spring street, their frontage would assuredly be worth much more in the market than it is today. Meantime, property owners in that section are beginning to wake up to a realization of the fact that it is about time to do something. It is announced that already \$20,000 of the \$30,000 needed for the new Chamber of Commerce building on Broadway near First have been subscribed, and the rest will, doubtless, soon be forthcoming. The location of this important building north of Second street will doubtless encourage other property owners to make solid improvements, and thus the business center will be kept from running off toward the ocean by way of the new postoffice, at too rapid a gait.

HOLLYWOOD.

Many years ago, when the Cahuenga Valley was to most residents of Los Angeles a terra incognita, The Times frequently predicted that it was only a question of good transportation facilities for that beautiful suburban section to become a rival of the San Gabriel Valley. This prediction is now rapidly approaching fulfillment.

The town of Hollywood has something of a "boomlet." Many citizens who have lived in Los Angeles for the past quarter of a century are just waking up to a realization of the fact that the foothill country between Los Angeles and Santa Monica is one of the most delightful spots in the world, as all kinds of semi-tropic flowers, fruits and vegetables can be grown there successfully the year round. Fine pineapples are produced there; also coffee, and the lemons grown near Hollywood have taken the prize in New York as the best lemons grown in the world, containing about one-tenth more citric acid than any other lemon known.

A number of enterprising men have lately bought land in the valley, upon which they are building handsome homes. Lee A. McConnell & Co. have sold over \$65,000 worth of property there during the past eight weeks. One of those who have bought through Mr. McConnell is Col. Northam, who is now laying out his grounds. He will have one of the handsomest and most picturesque suburban homes in Southern California. Mr. Whitley, who has a fine mansion at Hollywood, and Col. Northam both employed landscape gardeners and are laying out their grounds in superb style.

Several places in the valley have been resold within the past three months. There are more people looking for building sites in and around

Hollywood than at any time within the past fifteen years.

OCEAN PARK.

Ocean Park is a phenomenally-successful seaside resort, that has grown up like a mushroom. The electric railroad is now being extended some distance farther to the south. New cottages are constantly being erected, mostly by residents of Los Angeles. It looks as if there would before long be a string of seaside cottages extending all the way from Santa Monica to Ballona. Then, possibly, we shall hear of a revival of the Ballona boom, which was worked up in 1887, when they built a big hotel on the bluff and were going to build a big harbor down below. Ballona would be an appropriate terminus for the Santa Monica "balloon route."

OUTSIDE PROPERTY.

It is not only in Los Angeles that real estate is in good demand. There is a healthy inquiry for good property of all kinds throughout Southern California—not only for country property, but also for lots in the country towns and cities. For instance, a Covina paper, referring to the great activity in real estate around there, notes that a lot 99 feet front in Covina, without improvements, was sold for \$4500. A little over six years ago this corner 175 feet front, was bought for \$350.

Another important sale of country property has been made, a little farther on than Covina, at Lemon, where, according to the Pomona Times, Mrs. W. H. Swan has sold 180 acres of her land for \$2500 to Valentine Peyton of Los Angeles. It is rumored that the purchase was made on behalf of the Salt Lake Railroad.

LARGE TRACTS.

Ellwood Cooper, in disseminating information to induce immigration to Santa Barbara county, says in one of the local papers that there are tracts of large areas in northern Santa Barbara that can be had at the moderate price of \$15 to \$20 per acre that will make fine homes. Referring to this statement, the Lompoc Record says:

"This may be true, but no general offer has been yet published to show what or where these favored spots are located. There are several grants varying in size from ten to forty thousand acres in northern Santa Barbara that could be had for a much less figure, that would afford homes for several hundred families if the owners would place them on the market in parceled tracts to suit purchasers; but this they will not do; hence the county goes as it has heretofore with dozens of these large properties intact. There will be no prosperity and but a slight increase in population until this old order of things is supplanted by a new and more progressive system. The people are coming to California as they never came before, with a view to permanently remain; but where is the inducement for a colony to settle? We could name a dozen ranches within a radius of fifteen miles from Lompoc which if placed on the market would afford homes and profitable agricultural occupation for eight hundred or more families, and yet not one of these properties can be had only as an entirety, the revenues from which do not exceed 2 per cent. on the price asked for the property. Let these properties come upon the market for what they are really worth as an investment, and they would soon be occupied by home seekers or home builders, the class who make a country valuable.

BUILDING.

As an indication of the activity that now prevails in building, the following complete list of building permits issued by the City Superintendent of Buildings during one week is reproduced from the Builder and Contractor:

- R. C. Carter owner, shed, No. 939 Denver avenue, \$25.
- C. H. Toll, No. 1941 Union avenue, owner; Thomas Preston architect, Eugene Weston builder, one and one-half-story seven-room frame residence, No. 1933 Bush street, \$2000.
- W. E. Lee, No. 1117 East Twenty-seventh street, owner and builder, one-story dwelling, at No. 2312 Central avenue, \$850.
- George W. Stimson, Laughlin building, owner and builder, two-story eight-room residence, No. 1328 Linwood avenue, \$2700.
- Same owner and builder, two-story eight-room residence, No. 1323 Linwood avenue, \$2500.
- Charles A. Sewall owner, C. W. Arwells builder, porch, shed and fence, at No. 1039 Florida street, \$130.
- R. P. Walker owner, William Sapper builder, four-room dwelling, at No. 641 Gladys avenue, \$300.
- John Craig owner, W. E. Sitton contractor, move three-room dwelling at No. 1118 Trenton street, \$10.
- Mrs. Bessie Bird owner, same contractor, move dwelling from 1118 Trenton street to No. 1626 Tarrion street, \$25.

Barr Realty Company, 202 Wilcox building, owners and builders, two-story nine-room frame residence, at No. 42 West Jefferson street, \$2500.

Mrs. W. Hanson owner, H. Parsons builder, barn, No. 633 Rampart street, \$100.

Herman Roth, No. 1260 Georgia street, owner, F. M. Ordway builder, two-story frame building of four four-room flats at Nos. 1248-1248½ Georgia street, \$4475.

George A. Millner, owner and builder, addition of two rooms to dwelling, No. 1602 Bridge street, \$200.

Patrick Atkinson owner and builder, addition of one room to dwelling, No. 763 Kohler, \$25.

Sunset Telephone and Telegraph Company owner, A. J. Steils architect, J. A. Mathis builder, two-story brick office building, 75x40 feet, No. 626 South Hill street, \$11,832.

Thomas Maroney owner, W. H. Harris builder, four-room dwelling at No. 377 Towne avenue, \$600.

T. W. Brotherton, Laughlin building, owner, D. M. Tittle architect, Dryden & Tittle builders, one-story six-room dwelling, No. 821 San Pedro street, \$1400.

Joseph Neppel owner, William Knickreim contractor, move dwelling from No. 1417 Paloma street to No. 735 East Pico street, \$40.

T. K. Howser, No. 1221 San Julian street, owner and builder, 5-room dwelling, No. 220 East Twenty-seventh street, \$900.

J. B. Duke owner, H. Bosshard, builder, greenhouse, No. 720 Westlake avenue, \$150.

Harry Lee Martin owner, Elsen & Wyman, architects, John Best builder, five-room dwelling, No. 1045 Park View avenue, \$2050.

Thomas S. Wadsworth, No. 305 West second street, owner and builder, five-room dwelling, No. 2657 Magnolia avenue, \$1500.

Same owner and builder, six-room dwelling, 2651 Magnolia avenue, \$1500.

W. E. Herendeen owner, H. Parsons builder, addition of two rooms to dwelling, No. 1155 Lerdo street, \$216.

A. R. Worth owner and builder, shed, No. 1033 East Forty-sixth street, \$150.

Conrad Brusch owner and builder, barn, No. 1507 Griffin avenue, \$100.

Gustav Thomas owner, A. Wacker-bath architect, Henry Vogt builder, one-story frame factory, 64x85 feet, No. 818 East Fourth street, \$1800.

C. O. Payne owner, S. T. Eldridge, builder, repairs to dwelling, No. 605 East Sixth street, \$180.

Mrs. Ella M. Pinney owner, W. W. Pinney builder, five-room dwelling, No. 1833 East Twenty-third street, \$500.

C. A. Smith owner, W. E. Sitton contractor, move four-room dwelling from No. 2151 East Ninth to No. 2103 Hunter street, \$35.

J. F. Palmer owner and builder, three-room dwelling, Alta street, between Downey avenue and Altura street, \$500.

Mrs. Katherine Schnelder owner,

addition one room to dwelling, No. 419 East Twenty-fifth street, \$40.

John Kafer, First street and Grand avenue, owner, Frank D. Hudson, architect, Joseph Preter, builder, three-story brick store building, 40x125 feet, at No. 546 South Spring street, \$13,000.

George W. Stimson, Laughlin building, owner and builder, five-room dwelling at No. 1101 East Eleventh street, \$1300.

F. C. Douglas owner, William Frank-houser, builder, four-room dwelling at No. 143 Eastlake avenue, \$490.

Mrs. Josephine M. Betts owner, five-room dwelling at No. 253 West Jefferson street, \$1600.

P. B. Roy, 214 West Third street, owner, Garrett & Bixby architects, Alta Planting Mill Company builders, two-story nine-room frame residence, No. 1615 Hoover street, \$5800.

S. Brodero owner, addition one room to dwelling at No. 704 Castelar street, \$25.

H. C. Peet owner, W. B. Doolittle, builder, addition porch to dwelling, No. 1128 Fedora street, \$100.

E. G. Storrs, owner and builder, four-room dwelling, No. 1933 Adams street, \$600.

Mrs. Marguerite M. Lawler owner, L. Morris, builder, shed, 1031 Lake street, \$70.

Mrs. Emma Smith owner, addition porch, etc., to dwelling, No. 2013 East Sixth street, \$25.

George Flier, No. 1020 Pasadena avenue, owner, A. Pelper, builder, two-story five-room residence, No. 280 Workman street, \$800.

W. H. Smith, No. 1253 Winfield street, owner, Howard, Train & Williams, architects, Weber & Haase, builders, two-story eight-room residence, No. 744 Rampart street, \$2120.

Southern California Music Company, lessee, Ed Klingelmuht, builder, interior alterations at Nos. 216-218 West Third street, \$350.

George M. Knowlton owner and builder, two-story six-room residence at No. 414 East Eleventh street, \$1000.

J. E. Herbold owner, E. F. Groves, contractor, move and add foundation to two one-story dwellings at Nos. 125 and 127 North Bonnie Brae street, \$400.

Mrs. Mary B. Hook, Adams street and Vermont avenue, owner, Lock & Munsell, architects, C. N. Stanley, builder, five-room dwelling, No. 1354 West Twenty-fifth street, \$1540.

Alexander Stewart owner and builder, addition two rooms to dwelling, No. 2354 East Ninth street, \$100.

Miss Sophia Myers, No. 1223 Maple avenue, owner, C. W. Akels, builder, five-room dwelling, No. 1231 Maple avenue, \$1075.

E. G. Delory, lessee and builder, iron room at Nos. 145-147 North Broadway, \$190.

Alexander C. Blair, No. 1409 South Hope street, owner, W. E. Sitton, contractor, move shed from No. 1409 South Hope to No. 1241 South Hope, \$15.

Mrs. C. S. Hastings, No. 827 South Figueroa street, owner, C. W. Bronser, builder, shed, No. 840 East Fifth street, \$250.

J. H. Beattay owner, C. G. Brobst, builder, five-room dwelling at No. 1411 Albany street, \$1300.

C. F. Hall owner, Kemp & Sinclair, builders, four-room dwelling, No. 716 East Adams street, \$1075.

J. G. Patterson owner and builder, five-room dwelling, No. 970 East Eleventh street, \$850.

W. H. Mayo owner and builder, addition one room to dwelling, No. 2814 West Pico street, \$125.

E. W. Barrett, No. 114 North Spring street, owner, C. H. Brinkoff, architect, Louis Jacob, builder, two-story frame building of two six-room and two seven-room flats, at Nos. 526 and 528 South Alvarado street, \$6500.

Charles W. Burrell owner, John Nordblom, builder, addition two rooms to dwelling, No. 232 North Anderson street, \$450.

Mrs. J. G. Gunsolus, No. 1203 Arapahoe street, owner, John L. Dumpert, builder, two-story eight-room frame residence, No. 1203 Arapahoe street, \$2900.

A. M. Rowell owner and builder, three-room dwelling, No. 1128 Mateo street, \$250.

M. C. Meikeljohn owner, W. E. Yarnell, builder, addition two rooms to dwelling, 901 Santee street, \$450.