

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

## AMONG REAL ESTATE OWNERS.

### ACTIVITY IN PROSPECTIVE BUSINESS PROPERTIES.

Sales in Residence Districts, While Not Bad, Not Quite so Active--In Resubdividing Lots Are Sometimes Made Too Small.

The market continues to be as active as is consistent with healthy growth and substantial development. The valuation of the big deals that are now closed up each week exceeds the aggregate of all transactions for many of the months that were considered fairly active only a few years ago. The outlook for steady and continuous growth, moreover, seems well assured. The large improvements by railroad companies and by large mercantile and manufacturing concerns, which have all been previously noted in The Times, and nearly all been denied by other local publications, are now so well assured that they can be figured on as safe factors of future growth. But those periods in which the present state of trade is altogether satisfactory, and the future outlook is altogether bright, are necessarily those in which prudent and conservative action in all things relating to dealings in real estate becomes most imperative. An objectionable tendency to resubdivide tracts, and make the lots much smaller than is consistent with American ideas of such things is beginning to show itself again, and may require additional reference. Sales in the residence district have scarcely kept pace with those in the business sections of the city during the past few weeks, but trading in the latter class of properties has been unusually active during that time, and that the relative activity of these two classes will resume its normal condition soon is not at all unlikely.

### Reports Confirmed.

A deal which has been pending for some time for the purchase of Mrs. Mark Sibley Severance of the lot 153x156 feet, on the southwest corner of Broadway and Eighth street, has been closed through the agencies of R. A. Rowan and W. I. Hollingsworth & Co. The lot without the improvements will be transferred to Mrs. Greta Winkle of New York; consideration named, \$200,000. The improvements, which are valuable and consist of the handsome apartment building known as the Colonial Flats, are reserved, and a portion of the same will be moved to the lot on the northeast corner of Hill and Pico streets that was recently purchased by Mrs. Severance from J. H. Spire. This sale is in confirmation of the big deals in Broadway property said to be for the purpose of improvement with a large department store, as previously published in The Times and promptly copied by certain local publications and vigorously denied by others. The Severance frontage of 152 feet, added to the A. J. Brown frontage of 5 1/2 feet, just south, and the F. A. Sanborn frontage of 61 feet, just south of that, both of which were recently purchased by Florence M. Howell, as previously reported exclusively in The Times, makes a total of 305 1/2 feet. The three lots have a depth of 156 feet, which gives a plot of ground large enough in itself, as previously suggested in these columns, for a mammoth department store.

### On Eighth Near Hill.

Thomas Hughes closed last week the sale to Thomas Higgins, previously referred to of a lot 52x120 feet on the north side of Eighth street, 115 feet east of Hill street, with frame cottage; consideration named, \$20,000. This is a little less than \$400 per front foot, which is probably a fair price for a desirable cross-street property. Sale was made through the agencies of H. W. Lewis and R. A. Rowan.

### Salt Lake Depot Tract.

The extensive purchases that have been made in the neighborhood of the Salt Lake Depot, east of the Los Angeles River and south of First street, during the past few months, and which have been duly noted in The Times, are now understood and admitted to be for the purposes which were previously announced in The Times and denied in other local publications. The passenger depot, which will front on First street, will probably be one of the most commodious structures of the kind on the Pacific Coast. It will provide accommodations for a large part of the executive, clerical and working force that will naturally be found at the principal terminus of a great transcontinental railway system. The round-houses, machine shops, manufacturing plants, switches, turntables, car sheds and yards, will occupy the greater portion of the remainder of the lands, and will extend nearly to Santa street. The expenditures involved in these improvements will probably foot up between \$1,000,000 and \$2,000,000. They are to be made as speedily as possible, and most of them, it is said, during the present year. The other advantages to this municipality that will result from the location of these car and machine shops here are still greater. They mean more to this place than can now be definitely estimated. As stated in these columns January 19, "the official confirmation of the project, previously published in The Times, to the effect that the shops of the Salt Lake Railroad are to be located here is probably the most important news that has been given to the real estate dealers of this locality in some time." It is now conceded that, as previously outlined in The Times, a portion of these purchases are to be held by the private owners, some of whom are connected with the railroad company, for sale as home sites to workers, and others who may desire to secure them. In this property may be included the small lots of the W. H. Workman fifty-acre tract, that was previously planned as the Fourth Street Bridge subdivision, and other adjacent lands, that are now owned by Warren Gillieen, J. Ross Clark, T. E. Gibbon, and associates. They extend from First to Fifth street, and from the Boyle Heights blue, to the Salt Lake depot and car shops, on the west, and they comprise about 200 lots that lie level and pretty, and are to be known as the Salt Lake depot tract No. 2. They are to be placed on the market at private sale at from \$500 upward. That the immense improvements which are to be made in this locality will insure their advance in value is a foregone conclusion. An auction sale of a limited number of these lots will be held on the grounds near Wednesday, beginning at 1 o'clock

p.m. That it will be well attended, and will be productive of results, there is no reason to doubt, and that practically all of the lots of this subdivision will be covered with homes in a reasonably short space of time can also be considered to be among the certainties of the near future. These important enterprises will also assist in insuring continuous development. Thus the city grows.

### Workman Block Sold.

A. W. Rhodes, as manager and part owner of the United Investment Company, has sold to Charles A. Winship, through the agency of C. J. Heyler, 60x155 feet, to a twenty-foot alley, on the east side of Spring street, between Second and Third streets, with a three-story brick business building known as the Workman block; consideration named, \$200,000. Mr. Rhodes accepts in part payment Mr. Winship's magnificent country home known as "Vista del Mar," located at The Palms, about ten miles southeast of this city, and comprising twenty-two acres highly improved, together with a handsome twelve-room two-story combination frame and stone dwelling, at \$40,000.

### Grand and Tenth.

One of the sales noted in the latter part of the week that is a fairly good indicator of values, as the property is without improvements, is that from Mrs. Annie F. Leach to W. L. Stewart, through the agency of W. I. Hollingsworth & Co., of 120x157 feet, on the southwest corner of Grand avenue and Tenth street; consideration named, \$28,750. This is at the rate of about \$23 per front foot, based on the Grand-avenue frontage. This property was formerly owned by Dr. M. E. Spinks. It was conveyed by him, in 1900, as he supposed, to M. L. Girstle, of San Francisco, through the agency of Clark & Bryan, for \$18,000, in Westlake Oil Company stock at par value. A transfer of the property was afterward noted from Girstle to Mrs. Annie F. Leach for a deposit consideration of \$16,000 cash. In 1901, doubts as to the genuineness of the deal to Girstle having arisen in the mind of Dr. Spinks he attacked the conveyance on the alleged ground of fraud upon the part of his agents, and began suit in 1901 to rescind the sale. At the trial of the case, which came on in 1902, the fact was brought out that Girstle was merely a dummy in the transaction, and that the real purchasers were the agents whom Dr. Spinks had employed to sell the property. The suit of Dr. Spinks for a rescission was decided against him in the Superior Court, and an appeal was taken to the Supreme Court of the State, and it seems, is there pending, unless it has been recently acted upon. Dr. Spinks when spoken to on this subject had heard of no such decision, and he states that neither himself nor his attorney of record has ever relinquished his claim to the ownership of the property in question.

### On Hill Above Sixth.

Among the sales noted towards the middle of the week were those by which Dr. W. J. Davis disposed of the lot, 120x135 feet, on the east side of Hill street, 120 feet north of Sixth

commendable practice of placing actual rather than nominal considerations in deeds is growing. While it may not be unsafe to place nominal considerations in deeds, it is probably safer in some respects to insert the actual considerations. Property is becoming quite valuable in this city and great precaution in everything pertaining to real estate titles can not be objectionable.

### Will Improve.

Richard G. Beebe has purchased of W. H. Masser, through the agency of L. T. Bradford, 200x163 feet, on the southwest corner of Bush and Sixteenth streets, with a nine-room, two-story frame dwelling on the southern portion of the lot; consideration named, \$12,000. The plot, 150x163 feet, on the corner is to be improved by Mr. Beebe with a handsome building in the Mission style of architecture that will have stores on the first floor and flats above, and which will cost about \$25,000.

### Vernon and South Park Tracts.

A brisk demand for building sites in the Vernon Park and the South Park tracts is noted. Grider & Hamilton report recent sales of unimproved lots in those subdivisions, aggregating about \$10,000. Among the purchasers in the Vernon Park tract are: H. E. Huntington, for Los Angeles Railway Company, sixteen lots; Thomas Lochspeil, Leon S. Estey, Mrs. Ida M. Collins, C. A. Estey, Hulda J. Johnson, Miss Cynthia Peterson, M. L. Burdge, and Ber-

nice and San Pedro street. It contains fifty-two lots averaging 45x147 feet each, with a fifteen-foot alley in the rear. The street improvements on Thirty-eighth street, and on South Park avenue, are completed, and those on the other streets of the subdivision are to be finished at the expense of present owners. Among the recent sales of unimproved lots reported by the owners of the tract are the following: One, south side Thirty-eighth street, 50 feet west of South Park avenue, to E. L. Burgold, who will improve, \$600; one, just east, to Roderick Livingston, who will also build, \$600; one, just east to L. B. Smith, \$600; one, just east to C. B. Smith, \$600; one, just east of lot last described, to J. E. Higgins, \$600. The three buyers last named will all build homes on purchases.

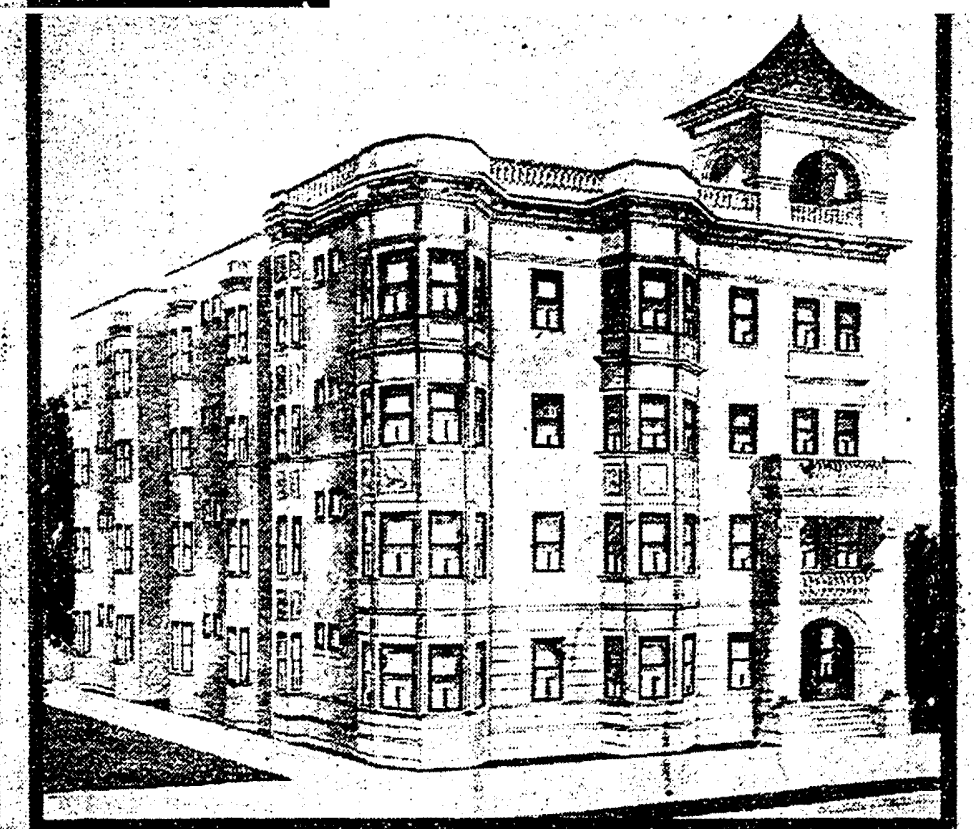
### For Resubdivision.

It is reported that Robert Marsh & Co., in conjunction with W. I. Hollingsworth & Co., will place upon the market a portion of the Solomon tract fronting south on Washington street and east on Arlington avenue, that is said to have been recently acquired by an association of local buyers composed of George J. Birgel and others; consideration named, \$26,800. The tract equals about seventy-five lots, averaging 50x135 feet each. It is to be resubdivided into seventy-nine lots, and a \$2500 building restriction is to be provided. A tract whose description corresponds with the above was formerly owned by John Metcalf, and was trans-

\$200 per front foot, based on the Hill-street frontage. The lot is not full depth, but it is probably well worth the price quoted. A portion of the Colonial flats, now located on the southwest corner of Broadway and Eighth street, which were reserved by Mrs. Severance when she sold that lot, will be moved to this property.



ALEXANDER BUILDING CORNER HOPE AND 6TH



WILHELM BLOCK FOR GRAND NEAR 8TH

street, with substantial improvements, for a stated consideration of \$120,000, as follows: To Mrs. Mark Sibley Severance, the north half of the lot, with a forty-five-room three-story frame building known as the Hotel Lillie; consideration named, \$60,000. To Mary A. Mace, George W. Wilson and associates, the south half, with a fourteen-room two-story frame double dwelling; consideration named, \$60,000. The price quoted is at the rate of \$100 per front foot, which is the highest quotation yet noted for inside lots on this street. The buildings, however, are valuable, and a deduction of \$200 per front foot for them is probably not excessive. The sale was made through the agencies of R. A. Rowan and Robert Marsh & Co.

### Main and Pico.

David E. Thompson is reported to have purchased of Martha L. Lindley and S. K. Linsky a lot 47x145 feet, to a twenty-foot alley, on the southeast corner of Main and Pico streets, with a two-story frame business building; consideration named, \$20,000. Pico street is soon to be paved from Main to Alvarado street, and the location of the property at the intersection of Main and Pico streets is certainly a desirable one.

### Actual Consideration Recorded.

Among the deeds placed on record last week was one conveying from Eugene Germain, Caroline Germain, Ralph Levy, Grace Levy, Julius Conrad and Harriett Conrad to Huse Goldschmidt part of block 22 of the Huber tract; consideration named, \$25,000. This is the lot, 25x152 feet, on the east side of Spring street, 140 feet north of Eighth street, extending through the block to main street, with a three-story brick business building on Spring street and a frame dwelling on Main street that was reported sold two weeks ago. The

ward Ashton. The building of a street railroad to extend from Ascot Park along Ascot avenue, northward will begin in a short time. The line will lie about midway between the Long Beach line of the Pacific Electric Railway and the Central-avenue line of the Los Angeles Street Railway Company, and it will supply much needed street-railway transportation facilities to residents of that locality and be of great benefit to Vernon Park. Purchasers reported in Grider & Hamilton's South Park tract include: Mary C. Foster, Bertha Johnson, H. Sprinkle, Anna Baxter, Constance Swantock, M. L. Fagin, William Hertrich and Katherine E. Trehan.

### Sixth Street near Wall.

A purchase that is to be improved with a three-story brick business building is that previously noted by which Gus H. Bauer secured of A. C. McCullum, through the agency of R. A. Rowan, 60x108 feet, unimproved, on the south side of Sixth street, sixty feet east of Wall street; consideration named, \$12,000. This is at the rate of \$200 per front foot, and with the improvements contemplated will doubtless be made a paying investment.

### Will Build Home.

Mrs. Sarah L. Masser buys of L. E. Walkeman, through L. T. Bradford, 160x120 feet, unimproved, on the east side of Western avenue, between Washington and Twentieth streets; consideration named, \$5,000. The lot is well located in the West Adams Heights tract, and the buyer will improve with a handsome residence.

### In South Park Tract.

Gordon & Hubbard's South Park tract lies between Thirty-eighth and Thirty-ninth streets, South Park ave-

ferred something over a week ago to an association of local investors. The location of the tract is a good one.

### In the Rindge Tract.

The sale of eight unimproved lots in the Rindge tract is reported by Gordon & Hubbard, as made for J. M. C. Marble and A. E. Pomeroy, at prices ranging from \$450 to \$1000, and aggregating \$5500. Among them are: Two, 45x150 feet each, on Grand avenue, 170 feet south of Thirty-sixth street, to M. McEwen, \$1300; one, 42x150 feet, northeast corner Grand avenue and Thirty-eighth street, to A. Getty, \$150; one, 60x130 feet, east side Grand, forty-two feet north of Thirty-eighth, to H. C. Getty, \$1000; one, 48x147 feet, west side Grand, 150 feet south of Thirty-eighth, to S. A. Parish, \$750; one, 41x110 feet, east side Wilney, sixty feet south of Thirty-eighth, to C. D. Fessenden, \$450; and to O. F. Jackson and M. J. Caldwell.

### Acres for Subdivision.

H. A. Miner sells to F. Mogis, through the Fraternal Real Estate, Loan and Investment Company, twenty-three acres, with a six-room ranch dwelling, on the Long Beach line of the Pacific Electric Railway Company; two miles south of the city limits; consideration named, \$4,600. Same grantor conveys to J. M. Flowers twenty acres, unimproved, same locality; consideration named, \$4,500, and buyer will divide into acre lots and place same upon the market.

### Hill and Pico Streets.

Mrs. Mark Sibley Severance purchased of J. H. Spire last week, through the agency of R. A. Rowan, as previously noted, an unimproved lot 70x120 feet, on the northeast corner of Hill and Pico streets; consideration named, \$14,000. This is at the rate of