

VOL. XLII.

SUNDAY MORNING, JANUARY 14, 1923.

THE MART: Bargains in Lands and Buildings

FINE LIBRARIES
TO BE ERECTEDPlans for Six Structures Are
ApprovedTotal Cost Will Exceed Two
Hundred ThousandAll Sections of City Will be
Given Service

New branch libraries, of which five are now planned for immediate erection in Los Angeles, largely occupied the attention of the Municipal Art Commission during the past year, according to the annual report of that body to Mayor Cyster. During the past twelve months, the commission examined plans for sixty-one structures of a public or semi-public nature, these buildings carrying a total valuation of \$1,477,055, a marked increase over the number of plans filed during the preceding year.

Designs for six beautiful branch library buildings were approved, these structures to represent a total cost of approximately \$225,000. One of the largest and most important buildings of the entire group will be the new University branch library, to be located diagonally opposite the campus of the University of Southern California. On account of its location, a design that will harmonize with the proposed new buildings of the university was selected, and the structure will follow the early Renaissance architecture of Northern Italy.

The site for the structure is 130 feet square. In order to utilize the available ground space as efficiently as possible, the clover-leaf plan of design was adopted, and lighting treatment generally used in the Renaissance churches, providing an overhead diffusion, was adopted.

The exterior finish will be of common brick, with a red tile roof and the trim will be of artificial stone. The roof will be built of tile, in shades ranging from tan to dark gun metal. The building, it is estimated, will cost about \$50,000. Hibbard, Gerity & Kerton are the architects.

SAN PEDRO LIBRARY
The new San Pedro library, designed by Architects Farrell and Miller, and to be erected at a cost of \$50,000, will occupy a site at the northwest corner of Tenth and Gaffey streets. In keeping with the Spanish tradition of the community, the architecture of Northern Spain will be followed, although the detail will be handled with considerable freedom.

The exterior walls will be of a rusty colored stucco, and the trim will be of tufa. The roof will be of variegated clay tiles, in shades of buff, orange and red. The use of ornamentation has been restricted in the design of the building, and will be confined largely to the main windows and entrance. The site is located on high ground, and additional elevation will be afforded by the use of a terrace, planned to lawns and shrubbery.

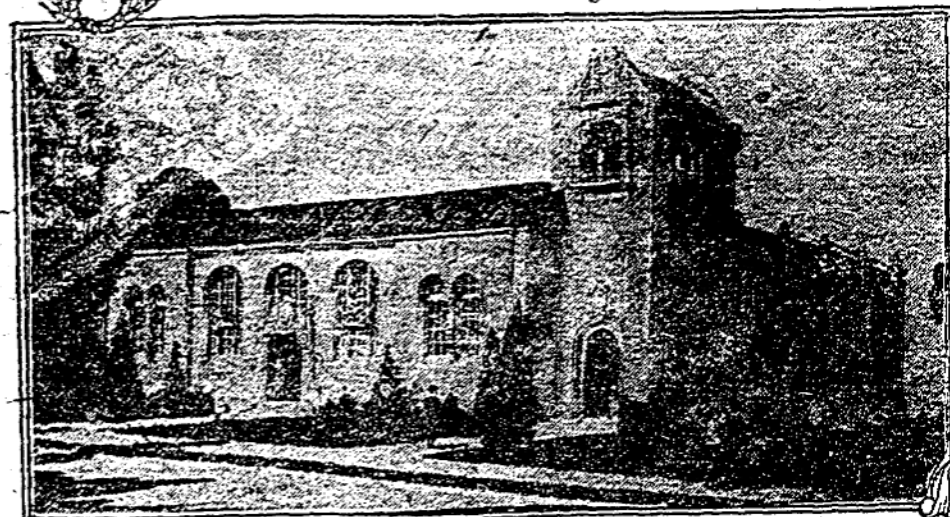
MONETA BRANCH

The Moneta library will also follow the Spanish style of architecture, with simple lines and plain surface predominating. The building, however, will be built in the form of a castle, a central feature of which will be a tower which will have the practical purpose of giving daylight to the central portion of the building.

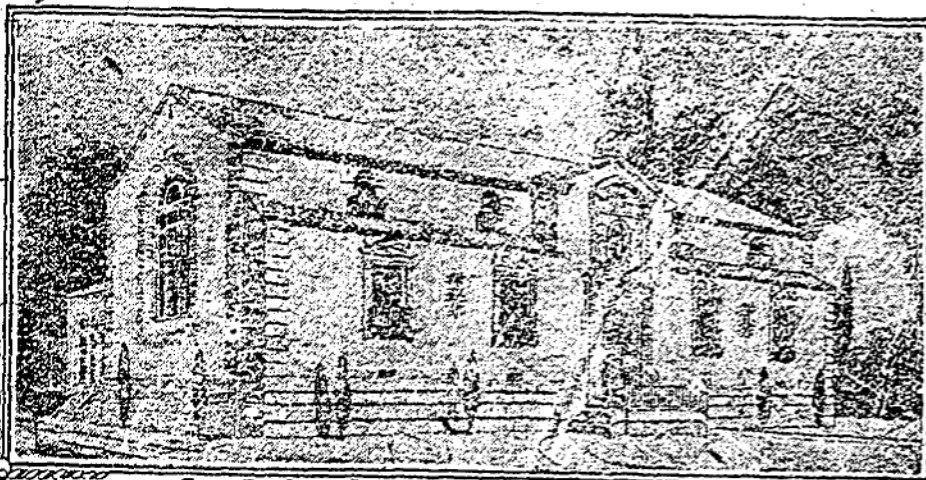
The structure will be of Class C construction, with hollow tile walls, steel striders and composition-covered roof. It is hoped that the appropriation of funds for the structure will permit the inclusion in the plans of a community-conference room, and also the use of tufa stone around the main entrance.

The building will be set well back from the street, and will be

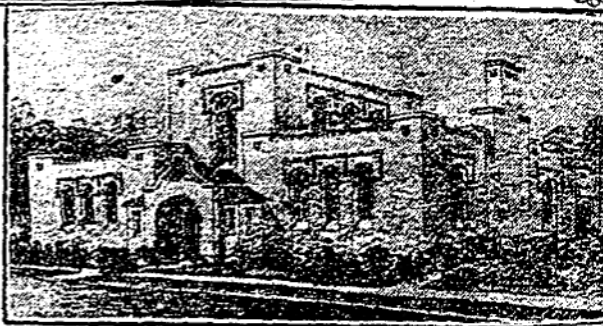
Where Booklovers of Los Angeles May Browse to Their Hearts' Content



Hollywood Branch Library



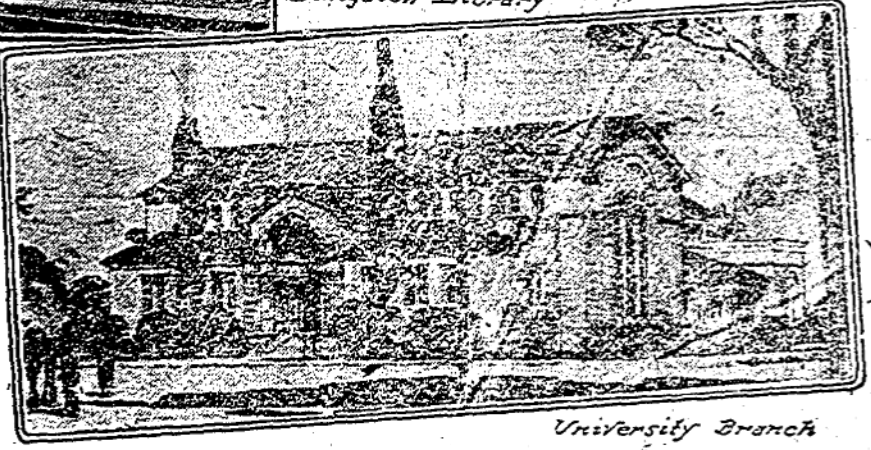
San Pedro Library



Moneta Branch



Bungalow Library



University Branch

surrounded with trees and shrubbery. The site for the building, which will cost about \$30,000, is located at the corner of Forty-third and Olive streets. Lyman Farwell is the architect.

TO SERVE HOLLYWOOD
One of the most attractive of the new branch libraries will be located at the northwest corner of Vine street and Olive street. The Spanish colonial architecture, borrowed from Mexico, will be used in the design of the building.

The exterior will be of a warm

(Continued on Second Page)

DELAYS COST PUBLIC
VAST SUM ANNUALLYThree Quarters of Million Wasted
Yearly Owing to Shortage of
Help in Building Department

Delays in the issuance of building permits and in the inspection of buildings in process of construction, owing to the inadequate force of employees in the building department of the city, are costing the public of Los Angeles \$750,000 per year, according to C. V. Welch, Assistant Chief Inspector of Buildings.

At the present time there are plans to the value of \$10,000,000 filed with the building department, and the checking force is three weeks behind in its work. If building activity continues to increase in its present ratio, the department will be a month to five weeks behind, Mr. Welch stated, and it will be practically impossible to issue permits within a reasonable length of time. Just prior to the Christmas holidays, Mr. Welch said, the department was about fourteen days behind, but applications have increased so rapidly within the last three weeks that about three weeks is now required for the issuance of a permit.

This situation is ascribed by Mr. Welch not only to the fact that the number of employees allowed to the department, which has become one of the busiest in the city administration, is limited, but also to the fact that the postwar cannot be so low that it is practically impossible to get efficient and experienced employees. In the checking department the department is allowed eleven men, but at the present time there are only seven at work. While there are plenty of applications, the pay is deemed so low that the postwar cannot be so low that it is practically impossible to get efficient and experienced employees. In the checking department the department is allowed eleven men, but at the present time there are only seven at work. While there are plenty of applications, the pay is deemed so low that the postwar cannot be so low that it is practically impossible to get efficient and experienced employees.

For more men for this department.

FACT AND COMMENT

Convenience of the public is not necessarily the first consideration of the City Council, but at least the subject is worthy of some consideration, and with Los Angeles facing a year of building activity, that promises to exceed even that of 1922, some serious thought might profitably be given to the needs of the building department in the way of additional men and equipment, with emphasis on the matter of more men to check the plans which are submitted to the building department for approval before the prospective builder can proceed with actual construction work.

The congestion in the building department is really serious. Literally hundreds of plans for all types of structures are now in the hands, waiting the attention of the checking department, and some of these plans will wait there for weeks before any action is taken. This is no fault of the department, which is doing its utmost to keep pace with building activity, but the department is badly in need of more men in order that the execution of the work may be facilitated. At the present time there are plans to the value of more than \$10,000,000 in the hands of the department for checking, and the man who files plans today must resign himself to a wait of three weeks to a month before he can start work with proper authorization.

This creates not only an irritating situation, but it also, in many cases, is an expensive one for the prospective builder, to whom every delay means money lost.

Last year, officials of the building department estimated that the cost of the delay was \$750,000.

(Continued on Twelfth Page)

BIG TOTAL IN SALES

Property to Value of Nearly Million Dollars Transferred Through Local Realty Firm

Property sales in the downtown district aggregating more than \$800,000 in valuation were reported yesterday by the Charles G. Andrews Company, agents in the transactions. Among the most important of these sales was the transfer of sixty feet of frontage on the west side of Hill street, adjoining the Junior Orpheum Building to a Detroit investor for a cash consideration of \$240,000. The property was bought from the Title Insurance and Trust Company, which was represented by W. W. Mines in the deal. The property, now improved with a one-story building, was bought for investment, and no further improvements will be made, according to the agents.

The Pacific Southwest Trust and Savings Bank, acting as trustee, sold to Isaac Brothers Company, Inc., the northwest corner of Seventh and Wilmer streets for \$150,000, the deal involving all cash. The property is 112x120 feet. The one-story brick building occupied by the John K. Kinsville Company, but the new owners plan to improve the inside fifty feet with a new building to correspond with that now on the property.

The Consolidated Realty Company has sold the lot on the west side of Flower street, between Eighth and Ninth, to Fred W. Siegel for \$25,000, and at this location Mr. Siegel will erect a modern height-limit hotel building. The property has a frontage of fifty feet on Flower street, with a depth of 155 feet.

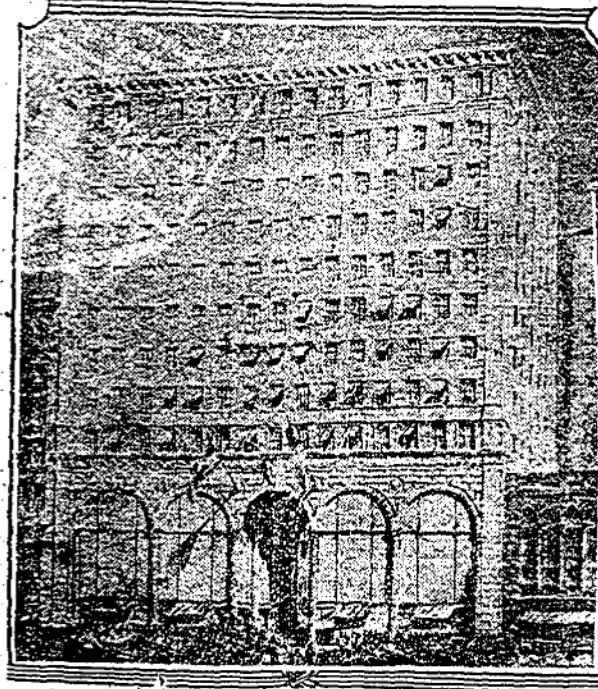
George Hart, one of the owners

School Leases
Floor of Sun
Drug Building

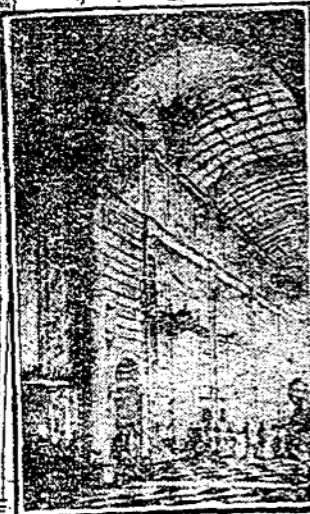
The Murray-Gerber Company, realtors, announce through J. A. Hutchings of its sales and leasing department the closing of a ten-year lease on the entire twelfth floor, 66x88 feet, of the new Sun Drug Building at Seventh and Hill streets, to the Los Angeles Business College for the Sun Realty Company.

The Los Angeles Business College, the oldest in Los Angeles, was established in the year of 1852. For the last two years it has been located in the Union League Building at Second and Hill streets, and for twelve years previous to that at Eighth and Hill streets. In 1912 it absorbed the Healds Business College.

Enrollment of classes now, both in the day and night school, is undenied way. The enrollment in the night school greatly exceeds all expectations.



Main Facade



The Arcade

One of Favored Designs in Architectural Competition

Plan submitted by Architects Curlett & Beelman for the new building to be erected on Mercantile Place. While this was not the winning design, it was a close competitor for the first honor.

BUSINESS
PROPERTY
INVESTMENTS

THE GOLDEN DAYS OF OPPORTUNITY ARE WITH US. MANY OF OUR CLIENTS ARE REAPING A HARVEST THROUGH US IN BUSINESS PROPERTY INVESTMENTS—WHY NOT YOU?

COME IN AND SEE US. GET OUR VIEW. POINT. A FEW YEARS SPECIAL TIME IN LOS ANGELES BUSINESS PROPERTY SHOULD BE OF GREAT HELP TO YOU IN MAKING WISE INVESTMENT.

WE CAN OFFER YOU INVESTMENTS \$10,000 TO \$100,000.00. RISK YOUR MONEY OR ATTORNEY ABOUT OUR STANDING AND ABILITY TO SERVE YOU.

Charles G. Andrews Co.,

714-12 PACIFIC MUTUAL BLDG.

MAIN 800.

A REGULAR CORNER

NEAR

SEVENTH AND

FIGUEROA

\$650 PER FOOT

MUST SELL

QUICKLY

RIGHT IN THE CLOSEST DOWNTOWN

RETAIL ACTIVITY. A MOST WONDER-

FUL CORNER. ABOUT ONE HUNDRED

FEET FRONTAGE ABOUT ONE

HUNDRED FEET DEEP. ONLY \$650.00

PER FOOT. OWNER HAS INSTRUCTED US

TO SELL AT \$1000 PER FOOT. HERE

IS A GENUINE BARGAIN. CALL AT OUR

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REAL ESTATE, RENTAL AND

INSURANCE BROKERS.

200 TITLE INSURANCE BUILDING.

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Combining a

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Feature

WE HAVE TWO PIECES OF BUSINESS

PROPERTY. BOTH NEAR FIRST

NATIONAL BANK. PAYING 8 PER CENT

AND 10 PER CENT. RESPECTIVELY. ONE

UNDER THREE AND FOUR-YEAR LEASES.

THE PROPERTY IS IMPROVING. RAPIDLY

IN VALUE. IS NOT THIS PRETTY

GOOD INVESTMENT. WHILE YOU ARE

WAITING, IT CERTAINLY LOOKS WON-

DERFULLY ATTRACTIVE TO US.

SEE MR. GARLAND.

W. M. GARLAND & CO.,

710 SOUTH SPRING STREET.

AT LEAST ONE

RIVAL FOR CITY

A. C. Bjornstahl's prediction

that Los Angeles is destined to be

the third largest city in the land

seems to be debatable in face of

the following quotation from Jarvis

Hunt, a Chicago architect, which

appeared in a mid western publi-

cation recently:

It doesn't take a prophet to see

what Kansas City is going to be.

Kansas City is going to be the third

largest city in America. Anybody

can see that. The reason is that

Kansas City is the gateway to the

West; to an empire that has hardly

begun to develop. Buy real estate

in Kansas City and it will make

you rich. You can't go wrong.

DO YOU REALIZE THAT LOS ANGELES IS GROW-

ING AT THE RATE OF 100,000 PER ANNUM?

One Moment Please
Grand Ave., Near 10th

100 Feet
Price \$175,000

With splendid two-story brick building on same which could not be duplicated today for \$75,000—making ground value under \$1000 per foot.

At expiration of present short leases property will return better than 13 per cent net on \$60,000, the cash amount required to handle deal.

Think what the future has in store for this property!

If you want an investment with a wonderful future, investigate.

Full particulars upon application.

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Sixth and Hill

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REALTORS—INVESTMENT SECURITIES

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101-75

For Sale

FOUR FAMILY FLAT—Largest and best 4 family flat in the city, for the money. 6 rms. up and 5 down. Stucco construction. Unusually large rooms, best quality oak floors, tiled baths and showers. 60 ft. lot on paved street overlooking Wilshire. 4 garages. Income \$4320. Price \$29,000. Terms on part.

BUSINESS LOT ON SAN PEDRO ST.—Near 21st St. Size 65x149. Ripe for stores or garage, increasing in value rapidly. Get our price on this.

BUSINESS CORNER—Prominent car line cross point. 69 ft. on Vernon, 135 feet deep. Opposite Seelig Store. 2 car lines. Good location for stores. Bargain price.

20 ACRES NEAR TORRANCE—In the oil belt. Considered an exceptionally good buy at the price asked, \$20,000. Might consider L. A. income property.

6 ACRES INDUSTRIAL LAND NEAR LYNNWOOD—Close to car line and good for subdivision. Price \$12,000. Guaranteed loan of \$5,000.

SEE MR. GILLIES OR GREENLEE

For Exchange

BUNGALOW COURT—North Serrano Street, 8 Units. Each bungalow 24x36. Hard-wood floors and up to date. Lot 100x174 to alley. Price \$35,000, mtg. \$10,000. Will take vacant lot and cash for equity.

FINE MODERN 8 ROOM HOME—Large corner lot. Beautifully furnished. Price complete \$15,000. Want court up to \$40,000. Submit.

FLOWER STREET—140 feet frontage on Flower St. corner, improved with 4 houses. Price \$40,000. Will take \$15,000 cash, \$12,000 mtg. and balance trade. Will consider good close in ranch, or might assume on small suburban place.

FINE 20 ACRE ORANGE GROVE—8 years old. Half navel, half Valencia. Good water. No frost. Price \$30,000. Want L. A. income property.

TEN ACRE GROVE COVINA—Grove in pink of condition. Trees 20 years old. Fertilized, fumigated, etc., each year. Price \$30,000 clear. Will assume on good income property.

GOOD FIRST MORTGAGES—On farm lands in loans of about \$25.00 per acre. Mortgages guaranteed. Can offer up to \$20,000 on good income property. Will assume.

SEE MR. GILLIES OR GREENLEE