

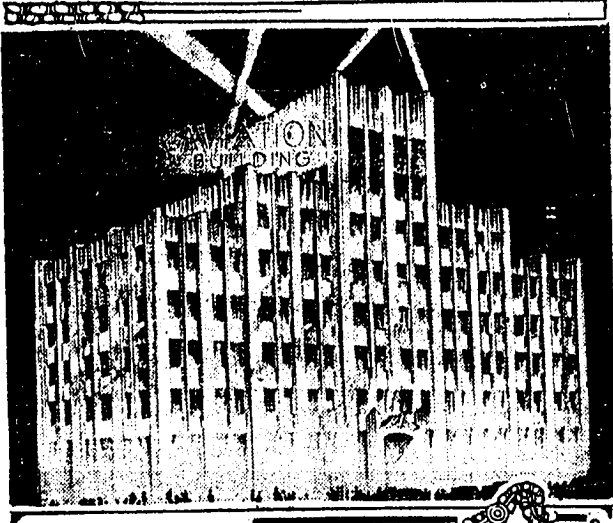
# AVIATION BUILDING TO BE BUILT

## Eight-Story Structure to Rise Soon

# HOLLYWOOD

## MAKES GAIN

### IN BUILDING



Hill-Street Development Announced

WITH work starting within thirty days, plans are complete for the construction of an eight-story office and store building to be known as the Aviation Building, according to announcements made Friday by Alfred T. Murray, local realty developer and aviation enthusiast. The structure will contain eighty offices and six stores, all specially designed to house Los Angeles' aircraft offices. The northwest corner of Eighth and Hill streets will be utilized by the structure, with a ground

area of 42x125 feet. Rudolph Falkenrath, architect, has designed the exterior of the building to follow the modern trend in vertical lines of architecture. In addition to its office suites the Aviation Building will have six stores on the ground floor, one of which is planned without columns to allow for displaying completely assembled planes. The building will be equipped with two high-speed multivoltage elevators, will have banquet rooms and kitchens in its tower and will be illuminated by Neon signs and beacon lights.

Permits Issued During Year Show Increase of More Than \$2,000,000

Hollywood building permits for March totaled \$1,894,833 bringing the total for the year to \$5,594,992 a gain of more than \$2,000,000 over the first three months of 1928, according to report of D. E. Lane, Chairman Hollywood Branch, Los Angeles Realty Board.

In addition to this, Lane reports permit applications pending for twenty-three apartment houses totaling \$2,372,300 and store and office buildings amounting to approximately \$700,000 for the Hollywood district.

Among permits granted during March are: Sisters of Immaculate Heart, brick college at 5515 Franklin avenue, \$175,000; Bancroft Junior High School, 929 Las Palmas street \$350,000; Harold R. Cummings, apartment-house at 1345 North Hayworth avenue, \$170,000; T. B. Lancaster, four-story sixty-seven-room apartment at 6231 Afton Place, \$85,000; R. S. Anderson, four-story 129-room apartment at 731 North St. Andrews Place, \$125,000; Tec Art Studios, alter stage at 5360 Melrose avenue, \$35,000; R. K. O. Studios, alter stage at 780 North Gower street, \$47,000 and twenty-three dwellings totaling \$149,355.

## Achievements of Past Year to Be Discussed

Achievement review will be celebrated next Wednesday at University City, when the builders and buyers will gather together to review the progress made during the first year of activity.

Among the speakers of the day will be Harry H. Culver, president of the National Association of Realty Boards, whose subject will be "Progress;" Rev. Joseph Sullivan S.J., who will speak on "Neighbors," and Claude Fisher, contractor, who will tell of the record already made toward the completion of his \$1,000,000 contract to install improvement in University City. Charles E. Lindblade, executive vice-president of the Culver Company, will act a master of ceremonies.

All property owners in University City are to be the company's guest on the day of the achievement review. Lunch will be served in the completed faculty building of Loyola University.

## Bright Future Seen for Area by Developer

Announcement of the acquisition of control of the Central Manufacturing District last week by the Atchison, Topeka and Santa Fe Railroad for \$15,000,000 is a recognition of the strides of the east side, according to J. B. Ransom, president of the J. B. Ransom Corporation.

"It would seem," declared Ransom, "that the acquisition of the Central Manufacturing District by the Santa Fe, the locating of such industrial plants on the east side as Pacific-Goodrich Rubber Company, Samson Tire and Rubber Company, Kittinger Furniture Company, Crane Company and many other nationally known industries; is but a forerunner of a development that should not only stabilize east side property values in Montebello Park and Bandini, but should be an indication of the beginning of a rise in property values in that district."

## Broker Notes Change Shown by Land Buyer

That the public is becoming more interested in real estate from an investment point of view grows more apparent every day, according to W. T. Wallace, sales director of Runnymede projects. "This condition exists with us," said Wallace, "and I believe it is quite general.

"Last year at this time," he continued, "people were buying at Runnymede largely because of the income feature and were inclined to overlook the value of the real estate they were acquiring. Now, however, there is an entirely different attitude on the part of the people we are selling. While they still are interested in the income feature, they have awakened to the realization that San Fernando Valley land which they purchase is a profitable investment. They realize that this land has a definite value now and are alive to the increase in values taking place in the valley."

## HOUSE GOES UP IN ODD HOURS

### Bell Man Using Evenings That Will Take Four Years to Build

BELL, April 6. (Exclusive)—A residence which has been under construction here for the last two years, being erected by J. J. Holway at 6219 Otis street, will probably be completed within the next year. The owner works only a few hours each night, after he finishes his day's labors in a permanent position.

Two years ago, Holway began the work of making cement blocks, and after finishing several hundred of these, he started laying the foundation for the residence. He then constructed the framework, installed the plumbing, and has now placed about two-thirds of the cement blocks in position. He also has installed the wiring.

## ARTESIA THEATER PLANNED

### A. L. Parker, Artesia business man, has plans in preparation for the erection of a \$50,000 theater and office building at Artesia. Of concrete block construction, the building will measure 50 by 150 feet.

## Multiple Lists Held Valuable for Operators

Multiple-listing brokers of the southwest district have an opportunity to increase their business because of the insistent demand for property in this area, Sherman Kadletz, member of the Los Angeles Realty Board, told members of the southwest branch at the meeting last week.

Inquiry from all sections of the city continues to increase, he said, for property located in the southwest and he urged the branch members to pay more attention to exchanging property. There is an insistent demand for exchanges, he said.

The speaker urged that the real-estate business be kept on a high plane and he told of efforts being put forth by the California Real Estate Association to benefit the real-estate business in California.

Kadletz predicted that Southern California would make still greater progress during the next five years than had been made during the past five and he mentioned the effect that the beginning of work on the Boulder dam would have on this territory.

## Painter Will Build Home at El Verde

F. S. Cartwright, portrait painter of New York City, will build an artistic style of Spanish home on the two estates which he purchased recently in El Verde Lodge, mountain residential project located in Bouquet Canyon, eighteen miles northwest of Saugus, according to Miss Kate Fletcher, head of the enterprise.

The home will represent an investment of more than \$12,000.

The residence will be built a short distance from the place where the original John C. Fremont stage-line depot stood making the first stop between Los Angeles and San Francisco over this historical route during the early days of California.

Spring weather brought an unusually large number of prospective buyers to El Verde Lodge during the past week. There were eleven sites sold last Sunday, declared Miss Fletcher.

## APARTMENT TO BE BUILT

### Maurice Grodin, architect, has completed plans for an \$80,000 apartment building to be erected on Detroit street between Fifth and Sixth streets, for H. Laefman, according to announcement yesterday. The building will have twenty units, will be of brick and steel construction and will cover an area 50x104 feet.

## LIGHTING SYSTEM APPROVED

### The Los Angeles Municipal Art Commission yesterday approved plans for the installation of an ornamental lighting system in Cañuena avenue, between Sunset Boulevard and Melrose avenue.