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*Bungalows
and
Cottages
in*

*Southern California
Souvenir Edition
Home Builder*

*Feb.
1909*

LOS ANGELES

The Largest Co-O

Chas. A. Elder, Pr
W. D. I
A. P. Thomson, A

Offices

Yards and F
Yards and 11th, 10th and 11th

Los Angeles

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TMENT CO.

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Harry D. Rodgers

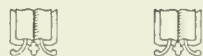
ll Street

South 4934
Telephone, West 9004

California

BUNGALOWS AND COTTAGES

In Southern California



Presenting Houses and Plans as Built and
Streets and Tracts as Developed by the

LOS ANGELES INVESTMENT COMPANY

335-337 South Hill Street

Los Angeles, California

SOUVENIR EDITION OF THE "HOME BUILDER"

1909



Home Building in Southern California

Southern California is pre-eminently a country of homes. The easterner comes to see orange groves—and finds a home in the midst of each one. He comes to enjoy the climate of Los Angeles—and finds it not only such a business and commercial city as surprises him, but a city in which the home owner and the home builder is in the great majority. Hundreds of elegant mansions there are, homes of wealth and luxury; but, better than this, are the thousands

of houses built by the modest pocket-book, by the monthly salary and the week's wages.

The rich man can surround himself with beauty wherever he is; money will do nearly anything. But in Southern California the poor man has the assistance of a climate and soil which respond to his every endeavor to beautify his grounds with flowers and foliage, and more beautiful than any pillared stone or carved wood are the creations of beautiful nature.

115
1271
1272





North Side

ELDER PLACE, NO. 1

South Side

Twenty-first Street, East of Long Beach Avenue. All houses were built and owned by the Company.

Nature Assisted by Art

Breaking away from the stilted, old-time architecture of the eastern states, California has adapted and modified forms of architecture from India and Spain, until the California bungalow is the acme of comfort and convenience combined with individuality and good taste in design. The larger house can not remain free from bungalow influences and the result places home building on the southwest coast of the United States almost in a class by itself.

As countless thousands flocked into California seeking homes, different agencies arose to supply them. While the contractor and builder flourished, the need demanded special means of supply. To meet this urgent demand, the principle of Co-operation was set to work and a mutual profit-sharing, home-building organization was founded which has grown from the most modest beginning to the point where the Los Angeles Investment Company is now.

The Largest Co-operative Building Company in the World

This Company was founded in 1866 and the Los Angeles branch in 1895, being incorporated in California in 1899. Since the Los Angeles company was formed, it has built over 1500 houses. Think what that means! Fifteen hundred homes would shelter 7500 persons; they would occupy both sides of a street nearly seven miles long; they would

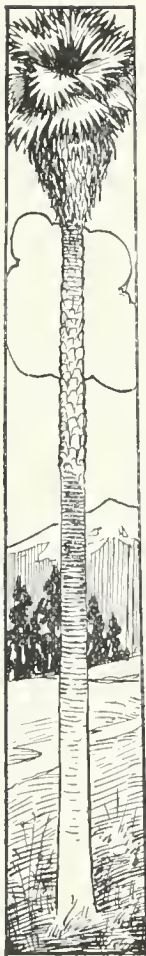
build a city of homes seven blocks in each direction. And the Company still has 1242 city lots to build on.

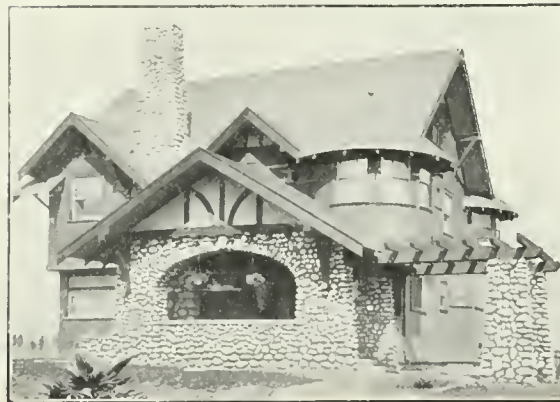
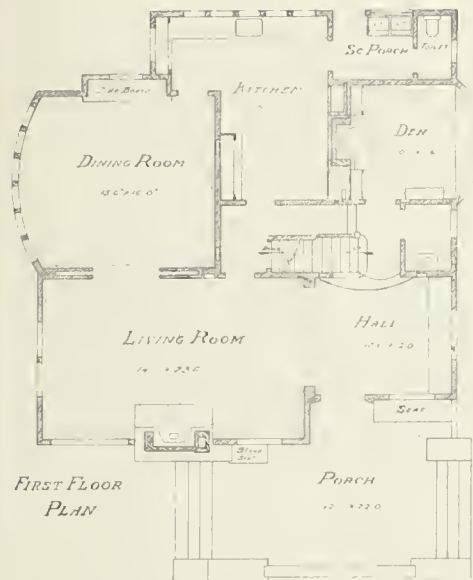
All its employes are stockholders, and have an ownership in the Company. The Company owns its own lumber yards, mills, factories, stores, etc., and manufactures nearly everything that goes into its buildings; therefore, it can build a house complete, labor and all, cheaper than most contractors can buy their material. It has over 1900 stockholders and a net capital of over \$3,000,000.00 at the present market value.

The object of this Company is not only to build houses, but to build them well and make the expense as small as possible to its purchasers. Its lumber is of the best quality throughout. Every item that goes into its buildings is carefully selected. It even manufactures its own paint, thereby using a paint that will not wash off, crack or dry up. It will guarantee its houses, and if any part of a house should prove defective it will be immediately replaced at the Company's expense.

This guarantee is very essential in a section where many houses are simply thrown together, the only object being to make them look well when finished, the builder caring not how soon they go to pieces after paid for.

The large capital and extensive real estate holdings of this Company make its guarantee good, and the essential point of a guarantee is what is behind it. This Company sub-lets no contracts, but its own stockholders do all the work, thus securing the best results.





PLAN 358. As an example of a good-sized house along unusually elegant lines, this nine-room residence attracts much notice. In the few words this space admits, it is possible only to call attention to the elegance of appearance, utility of plan and comfort of arrangement as displayed in the accompanying plans. The heavy cobblestone exterior is surmounted by a shingled second story with an early English effect of beam and plaster panels. In interior finish the house

fulfills the promise made by its artistic exterior. The Living Room, Dining Room and Den are wainscoted, with plaster panels and the large Living Room has beam ceilings. No more beautiful Bed Rooms can be found than those which have the advantage of the turret corners. The porch is unusually large and the heavy beamed Pergola adds a massive touch. This house can be built for from \$6,500 to \$7,500, according to finish of exterior and interior.

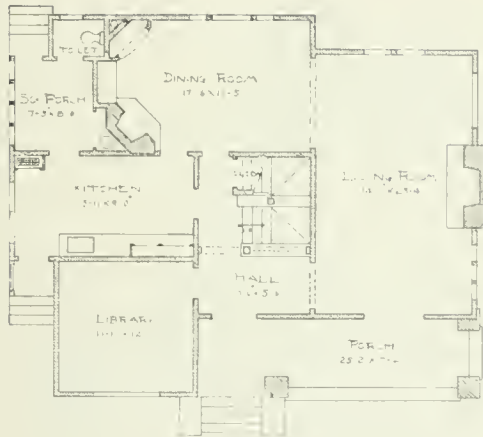


North Side

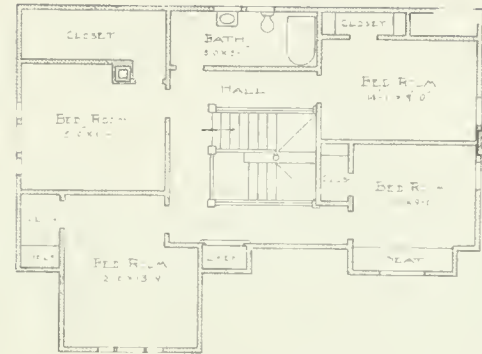
ELDER PLACE, NO. 1

South Side

Twenty-second Street, East of Long Beach Avenue. All houses were built and owned by the Company.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PLAN 386. This handsome two-story eight-room house embodies several excellent features, the central one being a commodious hallway which gives access to every room in the house. Entering this from a handsome brick-walled cement-floored porch (25x7), one passes to an elaborate Living Room (14x23) or to a comfortable Library. The Dining Room is practically a continuation of the Living Room and both have beautiful mantels, that in the former being an ornate structure in cream brick. Opposite that in the Dining Room is a beautiful built-in buffet and between is a built-in seat. The wainscoting is a harmonious weathered oak and the floors are of polished oak. The Kitchen is roomy and offers every convenience. It opens on a rear screen porch and has its own door to the street.

The second floor plan is particularly airy and convenient, the four Bed Rooms opening on the central hall and having large closets. The bath room is also larger than usual. The generous exterior lines of this house with its harmonious finish, its pillars and heavy balustrade create an impression of dignity and solidity. It can be built for from \$3,500 to \$4,500, according to style of finish.



South Side

ELDER PLACE, NO. 2

North Side

Thirty-ninth Street, West of Long Beach Avenue. All houses were built and owned by the Company.

How Builders of Homes are Swindled

Thousands of persons who have built homes have been swindled under the unjust "mechanics' lien" laws of California. This law provides that any person who has furnished material and labor for any house may sell the house to get his pay, even if the owner has paid the contractor in full and has had no dealings with the material men or laborers.

This law, while the intention was good, has proved a trap for many persons. Dishonest contractors will take a contract for building at a low figure, get their money, and, weeks after the job is finished, workmen and material dealers will demand pay for what the owner has already paid the contractor; and then they have the right to sell the house from over the owner's head if the bills are not paid again.

It is said that there are dealers in building material who make a business of selling to irresponsible contractors at a high price, depending on the lien laws to make the owner pay them.

A house is like a suit of clothes, its value depends on how long it will wear, more than on its appearance. Many houses that have a beautiful appearance are mere shells and quickly go to pieces. Buttermilk, coal oil and water, mixed, looks nicer when new than genuine paint. One nail may be driven where three should be used.

The builder may put in three times as much sand in the mortar or plaster as is proper. He may leave out bracing,

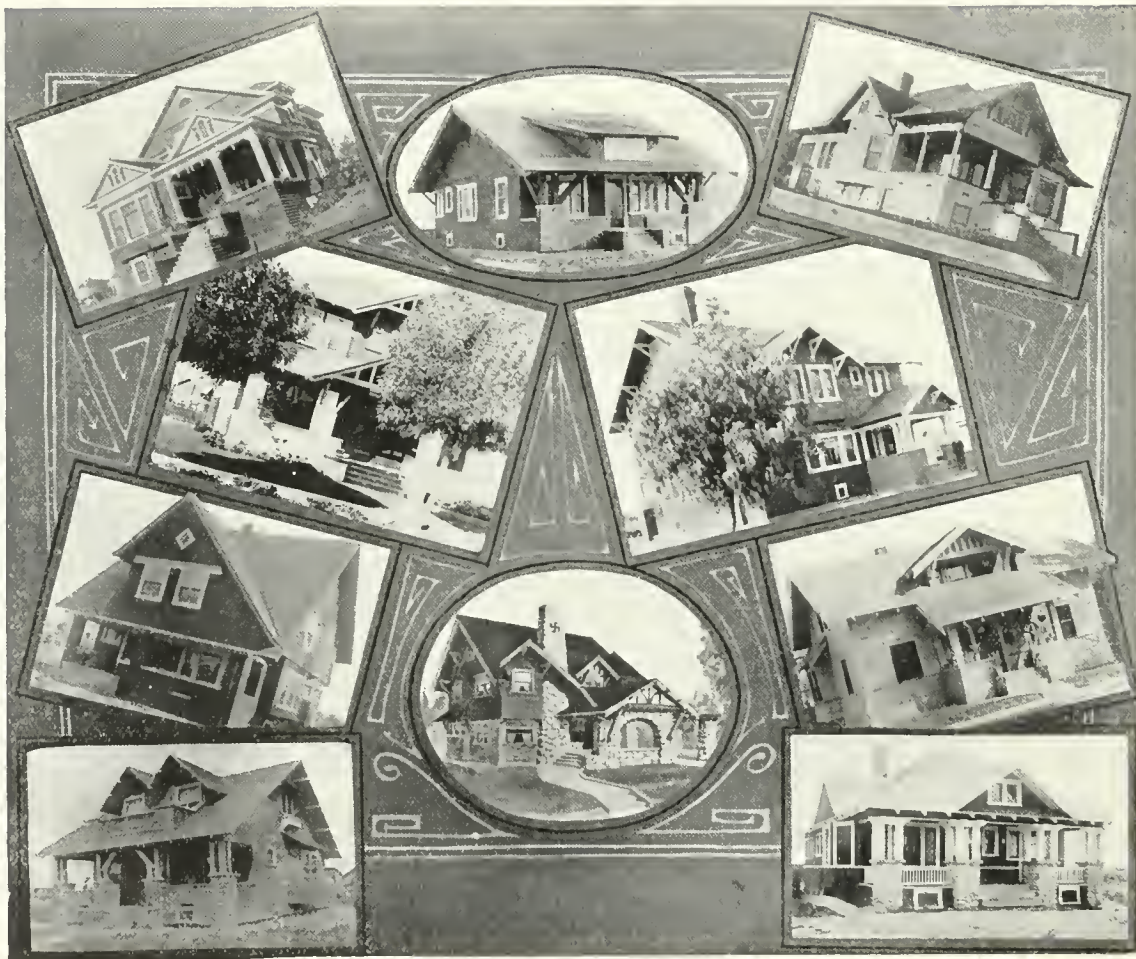
use poor lumber and cheap, thinly plated hardware, the plating of which comes off after a few months' wear; he may use putty for plumbing his joints instead of lead—which is a crime against the health of the family, but saves money; his bath tubs and sinks may be of the cheapest glazed ware, which in a short time will crack and scale. He may use a thin, cheap grade of shingles, with half as many nails as are necessary; then, in a year or so, a new roof is required.

In fact, the only protection an owner has is the reputation and honesty of the builder.

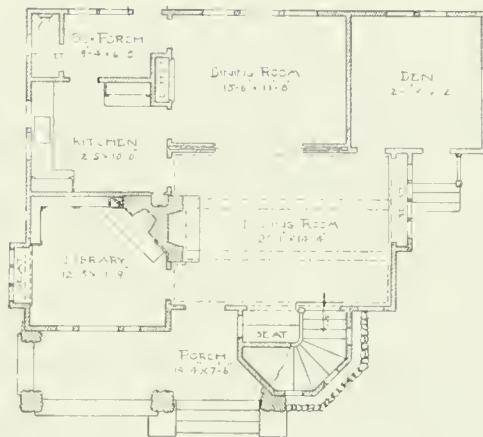
The Los Angeles Investment Company and its predecessor have been in business forty-three years, and the Company has never bought a dollar's worth of material on credit, nor has asked its workmen to wait one minute for their money. It pays spot cash for everything, thereby getting large discounts.

If You Have Neither Money Nor Lot

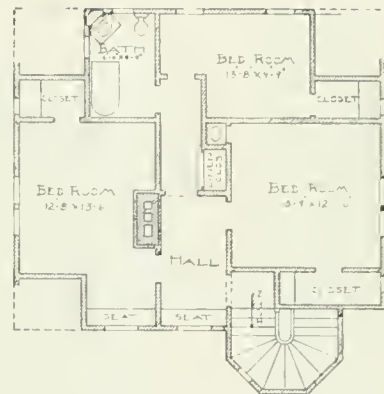
This Company has furnished hundreds of homes for persons who start with neither money nor real estate. The prospective home builder can save his nickels and dimes, deposit them with this Company on a Home Certificate, which draws six per cent. interest. When he has one-tenth of the price of the house and lot, the Company will build a home on one of its hundreds of lots in various parts of the city and it may be paid for the same as rent. This Company never has failed to return their money to certificate holders who decide not to build.



Some of the Houses Built by the Investment Company—Out side of its Tracts.



FIRST FLOOR PLAN.

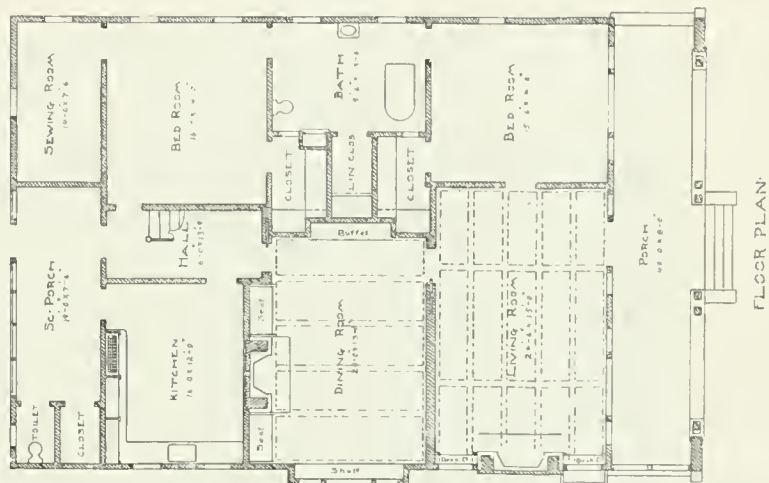
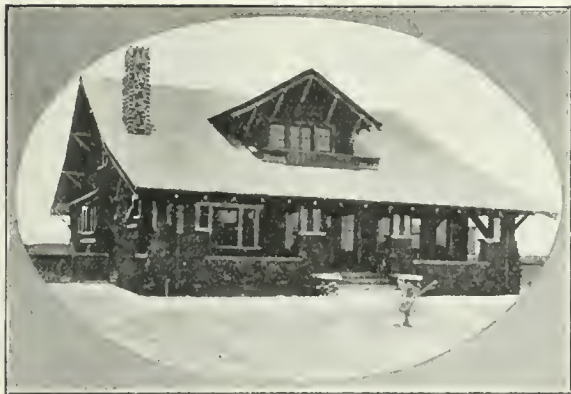


SECOND FLOOR PLAN.



PLAN 381. The plan here shown is one of our most attractive houses, combining as it does bungalow features with the two-story style, giving eight large rooms. The porch is walled with cobble stones and the base of the tower is of the same, extending to form a flower terrace, a novel and attractive feature. The strongest interior feature is the arrangement of the stairs leading from the handsome Living Room in a winding, easy rise, and built of natural oak. The Living Room is 14x20 and has a recessed window seat, a built-in music cabinet, beamed ceiling and sliding doors to the Dining Room, the two together making a 26x20 room. Off the Living Room is a Den with an outside entrance (or a servant's room, if necessary). The Library has a tile mantel, a built-in window seat, and book-cases giving 48 feet of shelving and room for additional cases. The Kitchen is well supplied with buffets and cupboards and opens on a good screened porch. Upstairs there are three spacious Bed Rooms with ample closet room and a large bath. Toilets on both floors. For all-round comfort in appearance and arrangement this house has no superior for its size. The plan has been reproduced in one of the leading eastern magazines as a beautiful example of its class. It can be built for from \$3,500 to \$4,500, according to finish and size.



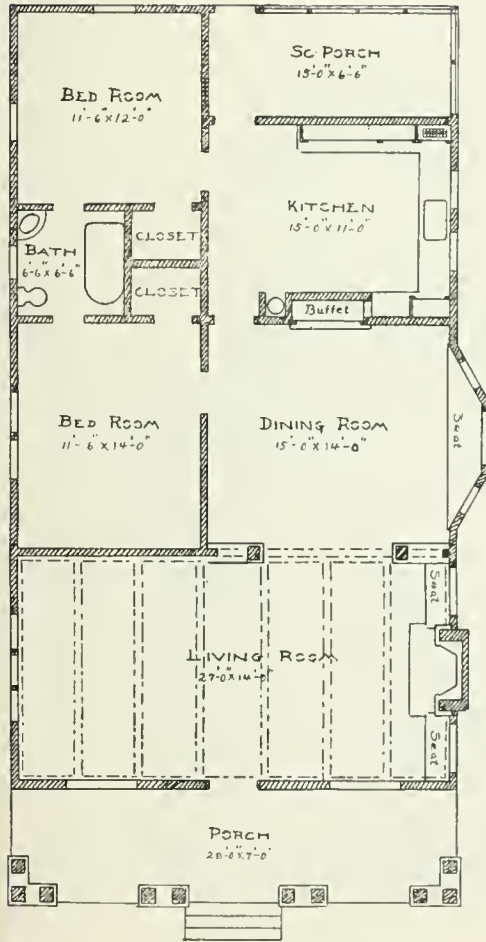


PLAN 407. Here is one of the most satisfactory plans we have used in our 13 years of building in Los Angeles. Its first suggestion is that of comfort combined with plenty of room. A small photograph does not do it justice, as it is one of the most attractive homes on our College Tract, at 48th and Gramercy. The large front portico is the first attractive feature, being 40 feet long, finished in klinker brick. The Living Room is of extra size, has a beamed ceiling and a handsome stone fireplace, with book cases and casement windows on either side. The Dining Room is equally handsome with its large fireplace and adjacent seats. Both rooms are finished in bog oak. The closets and bath are extra large. The Sewing Room could be used as a servant's room, if desired. The rear hallway is very convenient, including a stairway to three large Bedrooms on the second floor, not shown here. The Kitchen is extra large, has every convenience, and is finished in white. An unusual feature is the large rear porch, 19x7½. Altogether this is one of the most handsome and commodious bungalows we have erected. It can be built for from \$4,000 to \$6,500, according to size and finish.



Views of Los Angeles Investment Company's Mills and Yards, East and West Tracts.

The above photographs give a hint of the quantity of stock carried by the Investment Company in its various yards. Lumber is bought by the ship-load, sent to Redondo and San Pedro and thence to our yards, and the average vessel load is half-a-million feet. Millions of feet are kept in stock. This raw material is manufactured in our own mills and thus all middle-man's and wholesaler's profits are eliminated. Other materials, such as hardware, glass and cement, are bought in carload lots. The Los Angeles Investment Company pays spot cash for material and so secures the lowest figures.



FLOOR PLAN.



PLAN 432. The photograph of this house does not do it justice, as one can not see the harmonious coloring of natural brown wood and the dark klinker brick, of which the porch walls and piers are built, running 28 feet across the front of the house.

The house has quite a Swiss effect combined with the bungalow idea, emphasized by the wide overhang of the eaves. A striking feature is the large Living Room occupying the entire width of the house (27x14) and opening with only a suggestion of division into the Dining Room (15x14). The former has rich beamed ceiling effect and handsome fireplace with side seats under casement windows.

The Dining Room is wainscoted in light oak finish and the walls are tinted brown, giving a rich, harmonious effect. The Kitchen is commodious and has all conveniences and the Bed Rooms are airy and have ample closet room. This house is a bit away from the conventional without being bizarre or awkward in appearance. The neat exterior suggests an artistic interior finish with ample space for tasty arrangement. It can be built for from \$2,200 to \$2,600, according to finish.



West from Morgan Street

DEEBLE TRACT, THIRTY-SIXTH STREET
All houses were built and owned by the Company.

East from Compton Avenue



COLLEGE TRACT—Fall of 1907—See Next Page for its present appearance.

Methods of Building

To those desiring to pay cash, this Company offers two plans: First: It takes entire charge of building the house, buys material, furnishes labor and superintendence, and for all this charges a commission of five per cent. of the cost of the house when completed. Under this plan, one can at any time take the house out of the hands of the Company, in which case he will pay a commission of five per cent. of cost of material and labor used. One can at any time buy any material he wishes, hire any labor, find out what every item of material is to cost before it is put in the house and make any alterations while the house is under construction. This is the most economical and satisfactory method of building. He gets the benefit of the Company's experience,

its facilities for buying material cheaply and its selection of first-class workmen, and has free use of all the machinery and equipment of the Company.

Second: The Company will quote a cash price and build the house for that sum, no matter whether it makes or loses on the contract.

Lot Owners Who Want Houses Built

If one owns a lot the Company will build on it for him and allow him to pay each month just what the house would rent for until the payment is complete. As one must pay rent anyway, the house will cost practically nothing. Out of the rental the Company deducts interest on the cost of the house at the rate of seven per cent., payable quarterly, and the balance applies on the loan.



COLLEGE TRACT

Gramercy Place, North of Forty-eighth Street. All houses were built and owned by the Company

COLLEGE TRACT, CENTERING AT 48th and GRAMERCY

This large and handsome suburban section has been built to its present extent in fifteen months. In the fall of 1907 it was a series of bare fields; now it is without doubt the handsomest residence tract to be found.

The elements of its popularity are these: It lies on a level, fertile soil, with nothing to obstruct the fresh breezes from the ocean or the view directly north to the mountains; it has excellent car service, via the Grand avenue line, and soon will have the through cars of the Redondo line; it has the city conveniences of water, sewers, telephones, electric lights, etc.; only alternate lots are being sold at present, the intervening ones being open to purchase by adjacent house owners, the vacant lots are put in lawn and kept up by the Company, as are also the street parkings; no accumulations of rubbish, tin cans, or real estate signs are permitted on vacant lots; a fund of \$10,000 has been set aside for park purposes, and cash prizes are awarded to lot owners for the best kept lawns; the houses are artistic and tasteful in design and all are set back fifty feet from the street line.



Gramercy

Most Beautiful Residence Section

No shacks are permitted or cheap temporary structures, as on tracts where lots are bought for speculation; stores and assembly room are in the center of the tract and a church building will be erected this year; sixteen small parks, planted and planned, with handsome stretches of lawn eight blocks in length, and palms and acacia trees set out continuously at the same distance from the street line, altogether make a picture of residential beauty unparalleled.

When it is remembered that all this was done in fifteen months, it does not take a vivid imagination to forecast what this section will be in five years, though the tendency will be to understate rather than to overstate the picture at the end of that time. Notwithstanding the many advantages offered to home builders on this tract, the prices of lots are held at a reasonable figure and lots can be bought and homes built on the basis of "one-tenth down and the rest like rent". The builder can select one of our plans or use one of his own.



COLLEGE TRACT

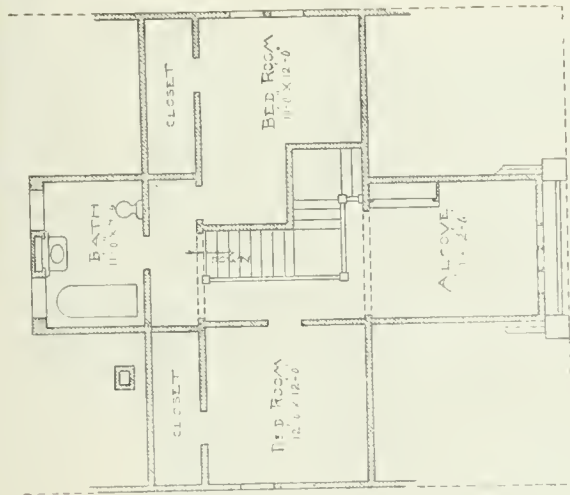
roy Place, South of Forty-eighth Street. All houses were built and owned by the Company.

A central collage of ten black and white photographs of bungalow houses. The houses are arranged in a roughly circular pattern, each shown from a different perspective. The photographs are framed by a decorative, leafy border. In the center of the collage is a banner with the text "GROUP OF BUNGALOWS DEEBLE TRACT." Below the banner is a small, ornate pedestal containing the text "L.A.I.C.".

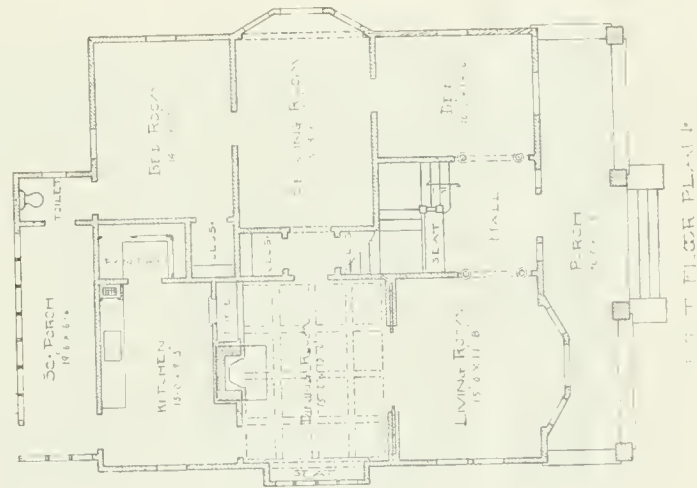
GROUP OF BUNGALOWS
DEEBLE TRACT.

L.A.I.C.





SECOND FLOOR PLAN



FIRST FLOOR PLAN



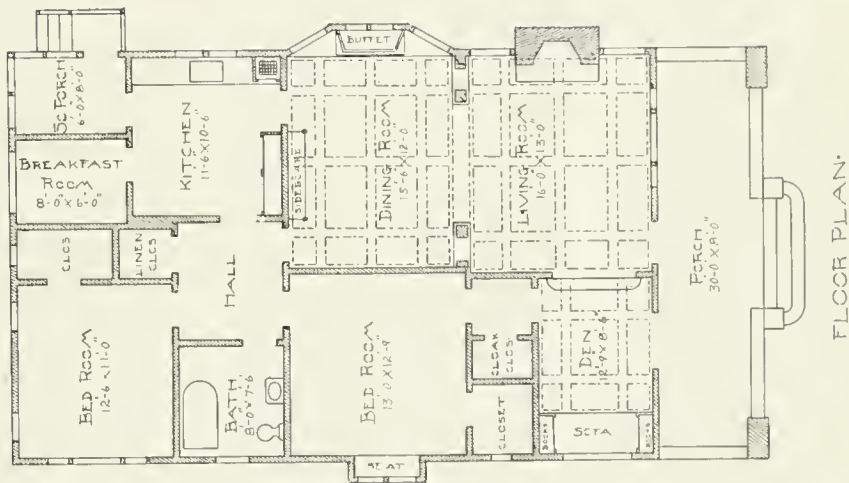
PLAN 370. Here is a house in true bungalow style with just a touch of the Swiss chalet effect. The wide overhanging eaves and the low balcony prove a combination that attracts the eye at once. The klinker brick piers and porch walls are in keeping with the general design. The spacious Hall, nine feet wide, has a panelled stairway and built-in seat. The Living Room has a bay window onto the porch; opening to the Dining Room are sliding doors, providing for privacy in the latter, so often desirable. The Dining Room is panelled and has dark oak finish beam ceilings, and a Grueby art tile fireplace. Both have hard wood floors. Across the Hall is a Sewing Room 15x11, (Living Room, Bedroom or Nursery.) This also has a bay window. The Kitchen is extra large and has a commodious pantry, a cooling closet and cupboards. Toilet Rooms are found on both floors, and there is a good sized screen porch in the rear.

Upstairs are two large Bed Rooms with extra large closets, and overlooking the front an alcove which can be used as Sewing Room or Bed Room. This house includes every feature which adds to comfort and home enjoyment. It can be built for from \$2000 to \$3500, according to the location and interior finish.



INTERIOR OF MILL—West Side of College Tract

The above picture photographs part of the interior of the temporary mills in the yards situated at the west side of the College tract. These yards and mill make a great saving to the company in building houses on this tract. They will be removed on its completion. The mill is amply equipped with high-grade machinery for turning the raw material into completed houses. In connection with it are carpenter shops and store rooms in which every material which shows a profit in so doing is manufactured or kept in quantities. Buying in large quantities and manufacturing the goods ourselves, we are enabled to eliminate the middle-man's profits and produce a more satisfactory grade of finishings. We also are in a position to guarantee our buildings and immediately to replace any part that develops a defect. We blend satisfactory results with economy of manufacture; as a result we can show hundreds of satisfied customers.



PLAN 356. This is one of the most attractive houses we have built on the pure bungalow style. The photograph does not do justice to the house, as it is more commodious than the picture suggests. The large porch, 30x8 feet, has dark brick pillars supporting heavy wooden pillars, and a cement floor. Entering the Living Room one is struck by the strongly artistic effect of the finish. The combined Living and Dining Rooms measure 26x15 feet, with a pillared division holding built-in book cases. The finish of the beams and high wainscoting is grained weathered oak. A prominent feature of the Living Room is the massive split stone mantel, a work of art. The Dining Room offers a built-in buffet and serving table in the bay window extension. The Den is a step lower than the Living Room and contains a built-in divan; floors of both are polished oak. Off the buffet Kitchen is a cozy wainscoted Breakfast Room which might be used as an extra Bed Room. The rear hall is an excellent feature, giving entrance to all rooms and to the bath without going through other rooms. There is ample closet room and a good screened porch. The exterior may be rustic or shingle, stained green or dark brown with roof of dark green. This bungalow can be built for from \$1,800 to \$3,000, according to location and finish.

Easy for Stockholders to Get Homes

The Investment Company will build for its stockholders at cost. They may place their stock as security, and the Company will build homes to be paid for in rental installments. Rent must be paid anyway, and why not pay it where it will be applied on purchase? Almost before the stockholder knows it, he will receive a deed and his house has cost him nothing but rent, actually, has cost not an extra cent.

If one decides not to build after taking stock in the Company, the custom has been to return cash on demand. No stockholder of this Company has ever failed to receive the full amount paid for his stock when he desired to sell it.

Guarantee for Small Stockholders

There has been established a Guarantee Fund, which will protect small stockholders of the Company against possibility of loss. This fund, now amounting to over \$20,000.00, originally was contributed by the older and larger stockholders in the Company, is perpetual and is administered by the officers of the Globe Savings Bank. This bank will purchase from this fund any stock in the Company offered by stockholders owning less than \$500 worth of stock, protecting them against loss.

There is kept on hand a cash fund of \$1,000 for this purpose, replenished by a daily sale of stock. This fund has purchased over \$90,000.00 worth of stock. The Company is proud of its record that no one has ever lost a cent by purchasing its stock.

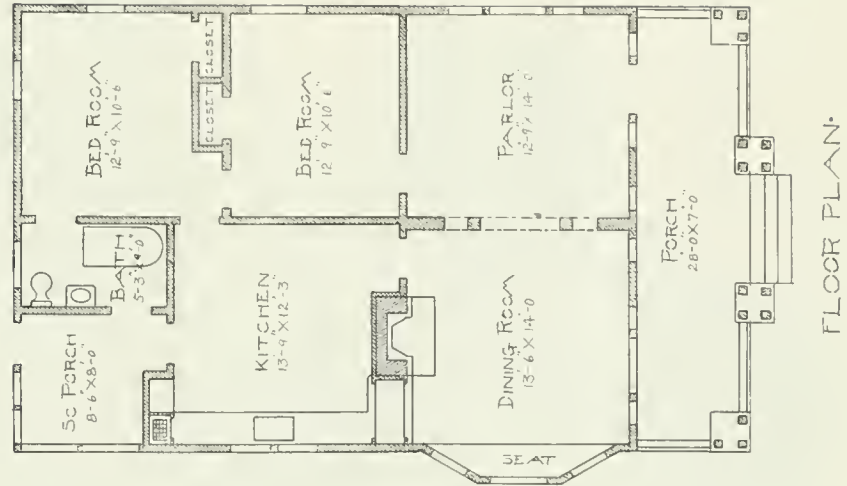
House Plans in This Book

We present in this issue a dozen plans of houses running from \$1,500 to \$7,500 in cost. This Company has literally hundreds of plans on file and it was a case of embarrassment of riches when it came to choice for publication; but it must be remembered that the idea is not to show the most expensive, but simply to give one example of each of those styles which seem to please the majority of purchasers. Where one man wants a mansion, a hundred are looking for a comfortable bungalow. Our architects will be glad to show full plans for scores of designs in each class, on application at our offices, 335-337 South Hill street.

Many bungalow books quote hard-and-fast prices on their homes. This is misleading, as slight variations in sizes, flooring, wainscoting, mantels, exterior finish and other details may produce considerable variation in the total cost. Moreover, the price of materials is fluctuating and a year from now a house may cost \$300 more than it does today. We give a minimum and a maximum figure for each house, from which a good idea may be obtained.

Our Monthly "Home Builder"

It is safe to say that 100,000 persons read each month the "Home Builder", the illustrated paper issued by the L. A. Investment Co. It offers down-to-date building news and tells of the progress of home construction in Los Angeles, especially on the tracts of this company. Send us your address and those of your friends and we will put them on our regular mailing list, without expense to you.



PLAN 224. In this plan, as with a number of others, there may be a choice of exterior arrangement and finish, as noted in the two houses pictured. The Parlor and Dining Room may be finished in weathered oak and either polished or hardwood floors used; they are practically one room, with pillars suggesting division, a room 28x14, an unusually large sweep for a house of this size.

The Dining Room has a large bay window and window seat with a fine fireplace and a pass buffet to the Kitchen, which is large and has all necessary appliances, as cooling closet, and cupboards. The 28-foot porch, when covered with vines and flowers, makes a very pretty front to the house, which attracts at once by its artistic exterior. This is a straightforward design, without any eccentricities and may be built for from \$1,650 to \$2,100, according to finish of interior.





W. D. Deeble
Secretary



Chas. A. Elder
President and Manager



Chas. Cassat Davis
Vice-President and Attorney



Geo. M. Derby
Treasurer



A. P. Thomson
Associate Attorney



Harry D. Rodgers
Auditor



C. L. Bagley

OFFICERS AND DIRECTORS LOS ANGELES INVESTMENT COMPANY.

The Directors of the L. A. Investment Company are chosen by the stock holders at the annual meeting of the Company. Of the above Board, Mr. Chas. A. Elder is the founder of the Los Angeles Company and has been continuously its President and Manager. He has spent his business life of 34 years in this work beginning with the parent company in Topeka, Kansas, and has brought this Company to a position where it has no superiors in its own class.

Messrs. Deeble and Derby have been associated with Mr. Elder ever since the foundation of this Company. To Mr. Deeble, the Secretary, must be credited, in no small manner, the tactful and efficient handling of the many details of a mammoth business. Mr. Derby was for several years connected with the Laux Drug Co. Charles Cassat Davis is a prominent attorney, formerly the president of the Los Angeles Board of Education. The other members of the Board have equal standing in integrity and reputation. Mr. A. P. Thomson is an able lawyer, a member of the Los Angeles Fire Commission for three years, and a former partner of Judge Conrey. Mr. Rodgers attends to the purchase of materials used by the Company, in which his experience comes into good play. Mr. Bagley is a well-known business man who has held his present position in the Company for several years.

Heads of Departments



R. W. Snell,
Estimator

Raymond Morgan,
General Superintendent

P. I. Murphy,
Realty Officer

J. D. Foss,
Assistant Secretary

G. S. Davidson,
Mgr. Rental Department

R. H. Morse,
Cashier

E. B. Goodwin,
Sales Manager

B. A. Brown,
Architect



Tracts of Land Owned by the Company

The principal tracts owned by this Company are College Tract, Western Avenue Square, Kendall Berry Tract, Vermont Avenue Tract, Elder Place No. 1, Elder Place No. 2, Decble Tract and Butler & Elder Tract. In addition the company has partially developed other tracts.

College Tract

This is the most beautiful tract the company ever has developed. It consists of 467 lots and is traversed by

Gramerey Place, Wilton Place, Cimarron Street, and Arlington Street, each on this tract extending one-half mile from Vernon Avenue (44th Street), south to 52nd Street.

The plans of the Company for the development of this tract are unique in many respects, and probably it is the only one in America laid out on these principles. No lots in this tract will be sold to speculators. The Company sells only to those who will build immediately on plans satisfactory to the Company.

Mill and Tract Foremen



1. **G. H. Conklin,**
Tract Foreman.
2. **Chas. Riedesel,**
Carpenter Foreman.
3. **P. G. Fraser,**
Storekeeper.
4. **Wm. G. Adams,**
Foreman West Shops.
5. **G. F. Howers,**
Foreman Plasterer.
6. **Adam Morgan,**
Foreman East Shops.
7. **Lloyd Newman,**
Mgr. West Mill.
8. **F. A. Lince,**
Carpenter Foreman.
9. **F. H. Covey,**
Asst. Supt.
10. **F. E. Cuddeback,**
Carpenter Foreman.
11. **J. O. Nummedal,**
Carpenter Foreman.
12. **H. E. Wesner,**
Cement Foreman.
13. **Lloyd W. Henry,**
Painter Foreman.
14. **Edw. Rich,**
Mgr. West Lumber Yard



Interior Views, Offices of Company, 335-337 South Hill Street, Los Angeles, Cal.

College Tract—(Continued)

All vacant lots will be planted with lawns and flowers which will be cared for by the Company. By this plan the five miles of street frontage in the tract will preserve a most attractive appearance; in this residence park, vacant lots strewn with tin cans, rubbish and sign boards, so often seen in partially developed sections, are entirely missing. Ten thousand dollars has been granted to this tract as an endowment fund. This fund can only be used for cleaning streets, taking care of trees and lawns and keeping up the parks. Every corner is a park.

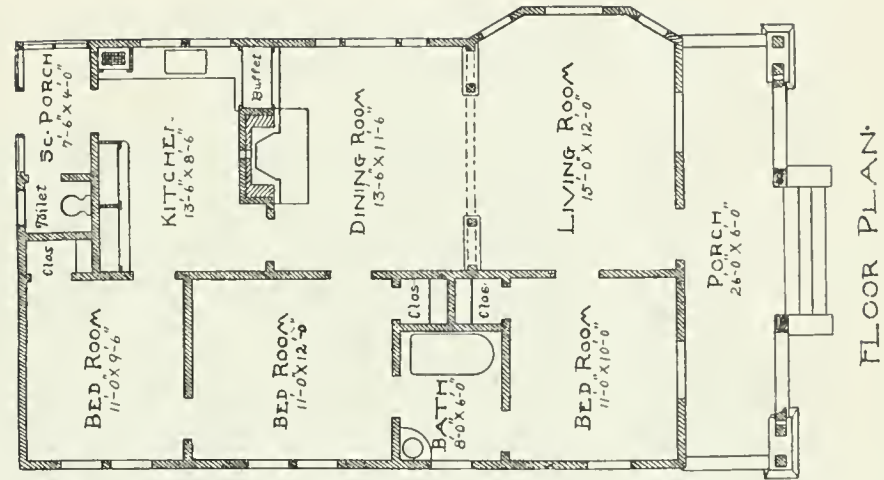
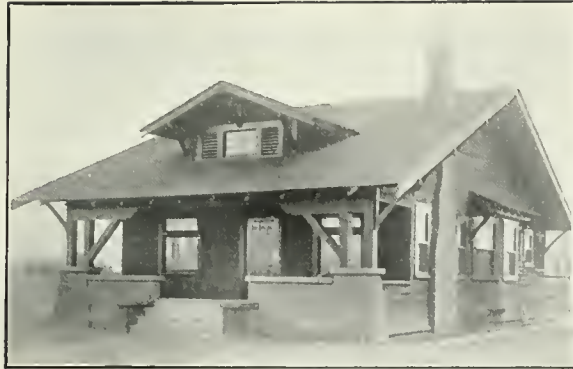
Two large store buildings of artistic design have been

erected, containing eleven store rooms and hall above for receptions, lodges, church and social purposes.

This tract is already one of the most beautiful in the city, and has received mention in French, English, and eastern papers. About 80 houses have been completed here, ranging from \$10,000.00 down to \$2,500.00 in value.

Western Avenue Square

This tract, consisting of 40 acres, joins the College tract on the northeast, and is improved with sewers, street work, water, etc. The company will sell lots in this tract as well as build to suit purchasers. Ten houses are already completed.



PLAN 410 B. For this floor plan we have three exteriors. The one shown has a touch of the Swiss effect. Some persons prefer the fireplace in the Living Room, others in the Dining Room, and the location of the bath may also be changed. In Plan B, the Living and Dining Rooms practically are one, with pillars and low book cases between them. The ceilings may be cove or straight. The three Bedrooms have ample closet room and access to the bath. Every convenience is arranged in this compact six-room house. In Plan A of this number, there is a hallway between the Living Room and the front Bed Room, while the bay window is brought from the Dining Room to the Living Room. In Plan C the fireplace is placed at the right side of the Living Room and a large buffet occupies the place it has in the plan here printed.

The exterior has excellent lines. The long porch has cobble or brick piers and above is a broad gabled dormer. The exterior is resawed rustic or shingle, as preferred, with white or cream trimmings on a dark green or brown. This cozy home can be built for from \$1,700 to \$2,100, according to interior finish.



One of a Number of Store Buildings for College Tract

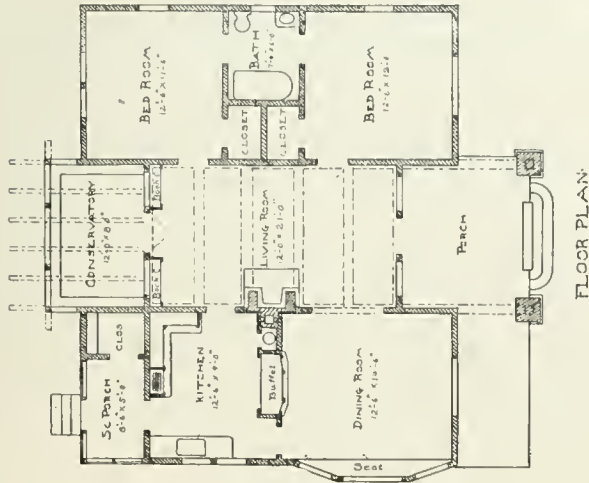
This one is located at Forty-eighth Street and Gramercy Place. Built and owned by the Company.

The Berry Tract,

consisting of 40 acres, adjoins the College tract on the southeast and completes the 160 acre square of the three tracts. This tract we recently purchased and are just starting to build up. Lots will be sold here on our usual easy terms

Vermont Avenue Tract

consists of 70 acres on the west side of Vermont Avenue, south of Florence Avenue, and is not yet improved. This tract is beautifully situated on the side of a gently sloping hill overlooking Los Angeles and will be laid out in the summer of this year.

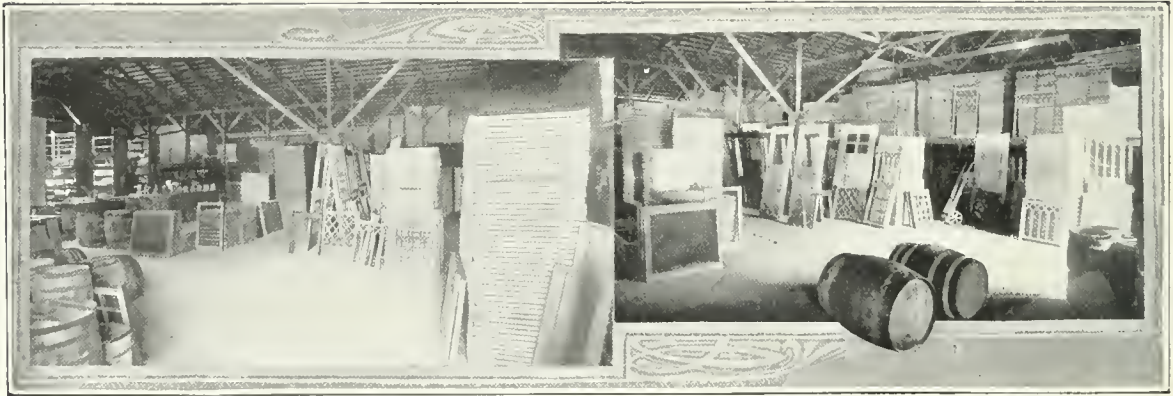


PLAN 342. We here present exterior and interior views and plan of one of the coziest homes we have built. This house combines all the necessary elements for comfort and artistic enjoyment at a moderate cost. Its main feature is the large Living Room in the center of the house, 21 feet long, and opening onto a terrace, or, if desired, a conservatory in the rear. Beamed ceilings and a large mantel of brick or stone as desired.

The Dining Room has paneled wainscoting, five feet high, stained oak finish. The commodious buffet is a special feature. Large bay window with built-in seat across it. The Bed Rooms are of good size, light and airy. The Bath Room between has the best of fixtures.

Convenience marks the Kitchen arrangements. There are ample cupboards and a store room off the back screened porch. In front, the covered porch is artistic in design, size 12x12 feet and a terrace of cement 6x12 feet. The front pillars may be built of cobble stones or smooth or klinker brick. The finish is of shingles or rustic. This house can be built for from \$1,600 to \$2,200, according to finish and location.

Views in Company's Warehouse, Twentieth and Alameda Streets.



Elder Place No. 2

is nearly completed; it has about 50 houses finished and sold. About 14 lots are yet vacant which the company will build on to order. This tract is on the southwest corner of 38th street and Long Beach avenue, in the city; 38th, 39th and 40th streets extend through it.

Elder Place No. 1

is on the east side of Long Beach avenue extending through to Alameda street; 20th, 21st and 22nd streets traverse it. This tract was finished some time ago, about 75 houses being built and sold, mostly to working men in various manufacturing institutions in the southeastern part of the city. This beautiful tract of cozy homes has attracted great atten-

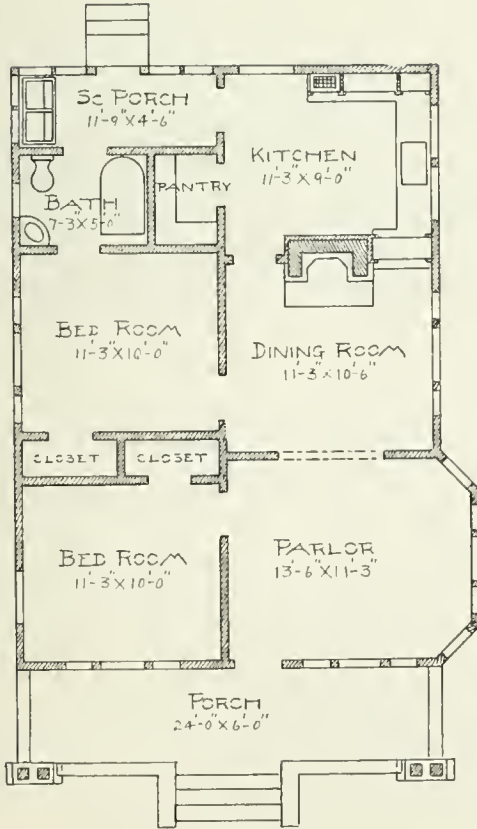
tion from tourists and others who travel the Long Beach line, and is considered by many persons to be one of the model working men's sections of the world.

Deeble Tract

is situated on east 36th street, running from Compton avenue east to Morgan avenue. It has four blocks of neat, tasty cottages, each with its beautiful lawn and shrubbery.

Butler & Elder Tract

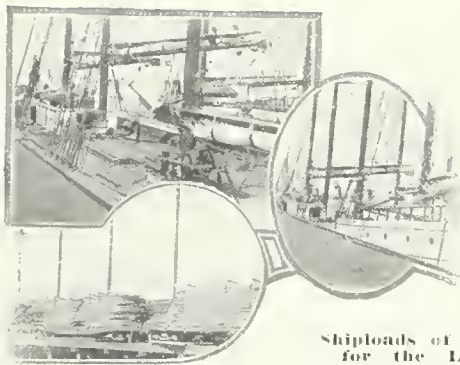
is on the northeast corner of Santa Fe avenue and Washington street. This tract is exclusively for the use of colored people and has restrictions which prohibit any white person from living therein.



FLOOR PLAN°



PLAN 389. The bungalow here shown is quite popular in type, judging from the number of times it has been ordered by our customers. It is cozy and compact without sacrifice of size of rooms. To this exterior we have five floor plans, showing slight differences of arrangement. A feature that is attractive to many is that all the windows are of the casement plan, opening on linges. The 24-foot front porch has a harmonious treatment of posts and supports. The exterior may be finished in shingle, rustic or shakes, stained or oiled and left to darken with age. The Dining Room and Living Room are practically one, with a suggested division and cove ceilings in both, if desired. In this plan the fireplace is located in the Dining Room, but it could be placed in the Parlor; and the bath can be located between the Bed Rooms, if desired. The Kitchen is very convenient and opens on a 12-foot porch where there are stationary laundry trays. For those who desire a comfortable bungalow without going into great expense, this plan meets every need. It can be built for from \$1,600 to \$2,000, according to finish.



Shiploads of Lumber
for the Los Angeles
Investment Company.

How to Reach Our Tracts by Street Car

To reach the College tract, Western Avenue Square tract, and the Berry tract, take the Grand avenue-West 48th street car to Gramercy Place, almost in the center of this beautiful section. To reach Elder Place No. 1 take the Watts car on Main street south to 21st street. To reach Elder Place No. 2, take the same car south to 39th street.

From Elder Place No. 2, walk east two blocks to the Hooper avenue line and take that car north about four blocks to 36th street where you are in the center of our Deeble tract, which is reached by the Hooper avenue line, running on Spring street. The Butler & Elder tract is reached by the Santa Fe avenue car line on East Seventh to Washington street. The Vermont avenue tract is reached by the Sunnyside branch of the Redondo line.

Most of the houses built by the Company are scattered over the city and surrounding suburbs. On request at our office a list of these houses and their locations will be furnished.

Large or Small Buildings Undertaken

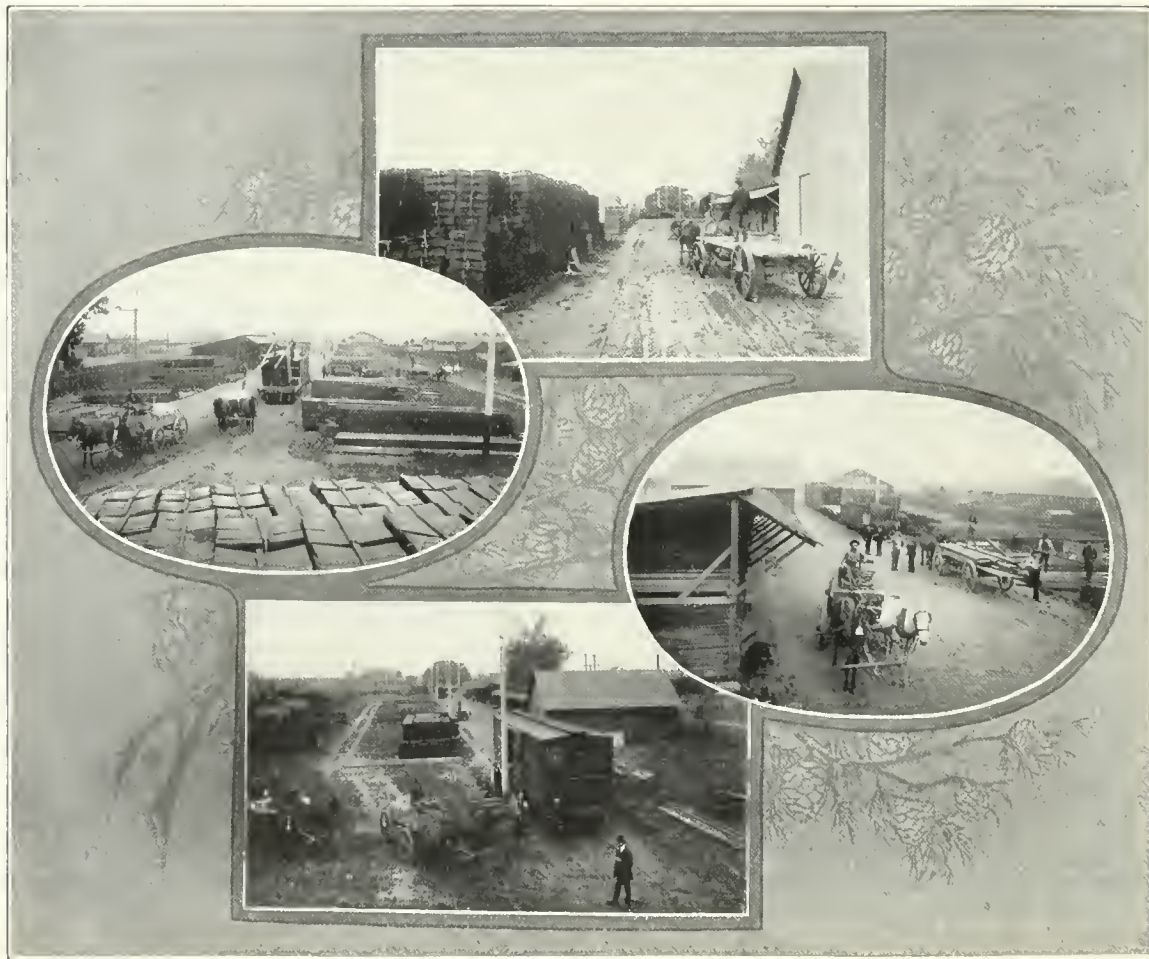
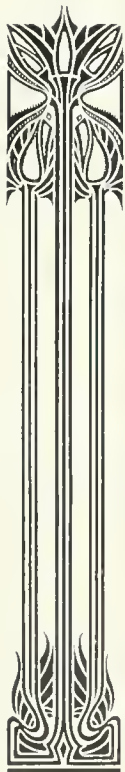
Not only does the Investment Company erect handsome and expensive residences, but it builds many modest and inexpensive homes. It has built blocks of stores, churches and factories. Besides this, it is prepared to make repairs and alterations to suit owners, and always at reasonable figures and with guaranteed materials and workmanship. No home is too insignificant for it to build, no contract is too large for it to undertake.

Full Information for Inquirers

The Investment Company publishes a list of those for whom it has built dwellings or other buildings and also a complete list of its stockholders down to the date of this book. Moreover, it has numerous testimonials as to quality and wearing capacity of its houses, all of which are open to the inspection of the public. The statements made by the Company may be easily verified.

Photographs in This Book

From the hundreds of homes built by this Company there have been selected a few of different designs, which are here reproduced. Every house pictured in the book was built by the Investment Company, as well as hundreds of others which the limitations of space cannot include.



Company's Yards, Twentieth and Alameda Streets

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\$2.00 in Assets for every Dollar owed depositors.

The most economically managed bank in Los Angeles.

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CHAS. LLOYD, Vice-President.
R. L. CUZNER, Vice-President.

DR. H. M. BISHOP,

W. D. DEEBLE, Secretary.
R. H. MORSE, Cashier.
T. E. GIBBON,

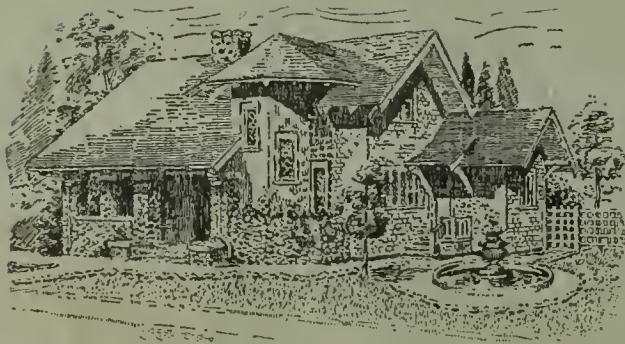
WM. F. BALL.

G. M. DERBY, Assistant Cashier.
CHAS. CASSAT DAVIS, Attorney.
JAMES A. FOSHAY,

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