

REAL ESTATE and BUILDING NEWS

by the property owners on Thursday, was signed by the following:

Mrs. Frank J. Sullivan, Charles Holbrook, Nellie B. Bernhard, R. F. Morrow, E. H. Kirtland, Thomas C. Driessell, Albert Meyer, Isaac Liebes, London, Paris and American Bank, Raphael Well & Co., L. Friedlander, W. & J. Stone & Co., Eye Investment Company, Adams Estate Company, Sarah Rosestock, Hilda B. Vattal, Savings and Loan Society, Rudolph Spreckels, James D. Peelan, Alice M. Hager, J. B. Gallois, Doe Estate Company, A. A. Callahan, Emma Rose, Macdonough Estate Company and Henry Young.

The property owners call attention in their petition to the fact that the proposed reduction of the width of the sidewalk from fifteen to twelve feet would not only reduce property values, but would drive trade away from Sutter street.

SUBURBAN PROPERTY

The demand for suburban property is increasing daily and new tracts are being opened. The expansion of the city is regarded as one of the most surprising in its history and this development is indicative of the commercial growth of San Francisco. There are tens of thousands of workers settled in the Richmond district; to the south of Golden Gate Park there is still greater activity and vast areas have been divided into blocks and subdivided into building lots for people with small means. The expansion has extended down the peninsula and also across the bay. Lyon & Hoag report

quite a demand for realty in Tamalpais Park and Mill Valley, where more than 180 lots have been sold, totaling \$105,000. There is a good deal of building going on there and more than forty houses are being built in the park.

O. F. von Rhein, the well-known real estate man, is about to leave for the East and for Europe. His health has been somewhat impaired since the fire, owing to the great press of work that has been put upon him. Since the fire von Rhein has been busily engaged in restoring his buildings which were destroyed by the fire, among them three business structures, one on the north line of Turk street between Taylor and Jones streets, planned for a seven-story and basement office building, of which the basement and three stories are now completed and the whole leased to Deekelman Bros.

Another, on the northwest corner of Polk and Clay streets, which will be ready for occupancy by May 1, and the upper stories, consisting of twelve apartments, have been leased to Mrs. Jackson and Mrs. Florence Schemel. Negotiations are pending for the renting of the seven stories on the ground floor.

The third, on the northeast corner of Valencia street and Clinton Park, a brick structure, only recently commenced, to consist of stores and public halls above, is already leased for ten

years to the San Francisco Breweries, Limited.

Lipman & Hirschler report the following sales:

Meyer to Peterson, lot on west line of Seventeenth avenue, 50 feet north of I street, 25x120, \$1450.
Stube to Bruns, lot and improvements on east line of Twenty-first avenue, 175 feet north of I street, 25x120, \$3500.

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The district lying at the eastern side of Telegraph Hill down to the water front is beginning to show up as one of the most important in the city. There are several class A buildings being constructed there, and judging from present appearances it will be in a few years the favorite quarters for the bigger importers and merchants. This district was at a standstill before the fire. There were no improvements and the buildings were the same as when first put up.

It is said now that many of the merchants who were located south of Market street will take up their quarters in this district, and so be nearer the financial center. Property on North Beach is holding its own, and there are several large buildings now being put up along Broadway. As for the old Italian quarter in the present it is entirely rebuilt, and with more substantial buildings. There are few vacant lots in this section, and from all appearances it is difficult to realize that less than one year ago the entire beach was destroyed by fire.

The rehabilitation of Chinatown is certainly most remarkable work. Stores are being opened daily, and some of the new shops bid fair to be the most gorgeously fitted up in the West. This is particularly noticeable of a drug store, which will shortly be ready for business. There is to be as much gilt and carved woodwork about the premises as in a joss house, and over a score of Chinese carpenters are busy on the interior. Several of the newly opened shops have already the air and the fragrance of age, and, despite all that may be said to the contrary, the new Chinese quarter promises to have an air of antiquity that is lost before the rest of the city has rubbed off the gloss of newness.

CHANGE IN SENTIMENT

Real estate operators are convinced that within a few months there will be a great change in the ideas of property owners regarding the values of their holdings. They have already begun to discover that sales cannot be made easily and that if they want to do business they must come down to a reasonable basis. The increased cost of everything is not conducive to paying prices for property, and when the cost of building is taken into consideration, people are backward about

paying big money for leases. Some of the operators and builders also say that from now on they will put up a better class of buildings and the two-story building is about doomed.

The demand for downtown locations continues and among the last of the retail merchants to seek quarters in the old retail district is the firm of Alfred Lilienfeld, which has leased for a term of years the southwest corner of Kearny and Union Square avenues from the Stern brothers, heirs to the Levi Strauss estate.

This is a move in the right direction, for a well-known firm like Alfred Lilienfeld coming down town encourages other firms and helps to re-establish the old retail section. The firm intends to put up a modern seven-story building, which it will occupy exclusively for the uses of its own business.

Some idea of the immense amount of building that is being done in the city can be gained from the fact that last Monday there were thirty building contracts let, aggregating over \$300,000, ranging in amounts from \$2000 to \$112,615. Taking into consideration that there are twenty-six working days in the month, this rate of expenditure by builders would mean \$7,800,000 per month, or \$93,600,000 per year.

SIDEWALK QUESTION

The question of decreasing the width of sidewalks is being freely discussed by property owners on Market, Kearny, Montgomery and Sutter streets, east of Powell. The general consensus of opinion is that it would be manifestly unfair to the property owner to narrow the sidewalk for the convenience of teamsters. It is pointed out that especially on a retail street the width of the sidewalk means a great deal to the merchant, while the width of the street is of no consequence. The retail merchant derives his trade from the pedestrian and it is of the utmost consequence to him and also to the shopper that there shall be wide sidewalks. One of the greatest drawbacks to a shopping center is narrow sidewalks and if the protests of the property owners are heard there will be no narrowing of the walks of these highways.

Among the last to protest against narrowing sidewalks are the property owners on Sutter street, east of Powell, who have petitioned the Board of Supervisors to rescind the resolution adopted by the board some time ago, under which it was proposed to reduce the sidewalks from fifteen to twelve feet. The petition, which was filed

New Subdivision —IN— San Mateo Park

Fine Elevation
Presenting a Panoramic View
of Over 60 Miles
Lots 75 Feet Frontage
Oiled Roads—Water and Sewer
Terms if Required

Wm. H. Cone
204 B Street, San Mateo

Glen Park
Terrace
your
home-spot
Lots \$450
on the
little
monthly
payment
plan
\$10.00
G.H. Umbesen
& Co.
Sole Agts.
20
Montgomery St
Agent always
on ground.

25 MINUTES TO BURLINGAME

Down to the land of sunshine, away from the dust and fog, in less time than it takes to reach many parts of the Western Addition or Mission.

What rapid transit has done for the suburbs of the big Eastern cities the Bay Shore "Cut-Off" will do for Burlingame.

Big lots—50 feet front.

\$600 up—\$60 cash—\$10 monthly.

Sewers and water pipes laid.

Burlingame lots are money-makers.

Go down tomorrow—you will enjoy the trip. Take San Mateo cars on Valencia street—get off at Burlingame station—automobiles and carriages in waiting.

LYON & HOAG
636 MARKET STREET

WHAT MAKES PROPERTY VALUABLE

Our banks are overflowing with money. Our merchants are continuously advertising for help. Our manufacturers are crowding their capacity to the limit. Our railroads have not sufficient cars to carry passengers or freight. Our steamships leave freight on the wharves. The business of the port of San Francisco is getting bigger and more far-reaching and more extensive every day.

These statements are not exaggerations made to boom Parkside. They are not wild stories set down here to attract buyers to Parkside. On the contrary, they are the facts as we see them, and as we believe you realize them. But realizing facts and knowing a thing will do you no good unless you act upon it. If you are convinced of all we say concerning Parkside and you do not buy a lot there, what benefit will it be to you?

It is to you we are talking—you! you! You have some money saved up—you have a good income. You can buy a lot at Parkside and you pay for it month by month. Maybe you can buy several lots. Surely the more you buy the better it will be for you.

The prices on lots at Parkside are already a good deal higher than they were a year ago. They will be higher—a good deal higher—a year from now. Why do you not make that profit? Why not be convinced? Why put off doing a good thing?

Come to Parkside today. Come Sunday. We have automobiles to meet you at our branch office at 19th avenue and H st. to take you to Parkside and return, and you could not spend the time to better advantage than to take the ride with us and ascertain what we mean when we say "Parkside the Beautiful."

Take 19th avenue and H street car at Fourth and Market streets, running on Ellis and O'Farrell streets, direct to branch office at 19th avenue and H street, or the Haight-street car and transfer at Stanyan to the H-street cars.

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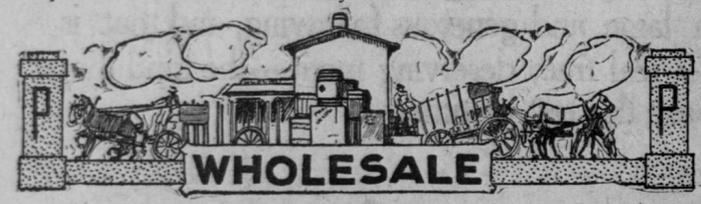


HOMES

What makes property valuable?

Good streets, good buildings, sewer, water, gas, electricity, quick car service, good view, equable climate, proximity to shops, banks, schools, churches, amusements, life—and business. Yes, business!

You may still find select homes where there is an abundance of sunshine, where the air is delightful, where the view is ever pleasing, where nature smiles, and there build a street-car line, beautiful streets, wide avenues, delightful surroundings—and still find that your investment did not increase in value, for while everything else was provided there lacked one necessary element—business.



WHOLESALE

True, your property in such a location might be pleasant for your home and for the wife and children, but there must needs be something besides these surroundings.

Within San Francisco all of the elements we have mentioned are abundantly supplied at Parkside—the new residence section on the sunny slope of the Sunset District, looking out upon the blue Pacific—having improvements made upon a grand scale and an electric car service building which will carry the residents to the center of the city in half an hour. And, besides, there is the business of San Francisco—business that is growing in volume and importance and in permanency.



RAILROADS

The receipts at the San Francisco Postoffice, and at the Custom-house, and the Internal Revenue office, and the amount of money changing hands at the Clearing-house, and the business being done by our railroads, our steamship companies and our wholesale houses, and manufacturers and retailers, grows and expands and develops bigger and bigger every month and every year.

That's why lots at Parkside will increase in value. That's why you should buy at Parkside now. Not alone because Parkside will be a delightful place to live, but because, added to the delights of residence in this favored section, will be the certainty of increase in the price of lots—it cannot be otherwise.

PARKSIDE

G.H. UMBESEN & CO. SOLE AGENTS 20 MONTG. ST. BRANCH OFFICE 19 1/2 AVE. & H ST.

GRANT & ATKINSON REAL ESTATE 416, 418 MARKET ST.

- \$100,000 Northeast corner on Grant avenue, south of Sutter street; 80 feet of frontage; new four-story brick improvement. This is the hub of the new shopping district.
- \$50,000 Large business corner, 50x105, on Devisadero street, improvements consisting of stores and eleven modern flats; building about three years old; present rentals \$107.50 per month; can easily be increased without injustice to the tenants.
- \$40,000 Large manufacturing or warehouse site at the foot of Second street, within a few feet of our splendid new docks and railroads. This, without exception, is the best buy in the vicinity.
- \$25,000 16,250 square feet opposite Western Pacific terminal; a corner, 162x5100, now paying over 7 per cent for ground lease; improvements to revert to owner in four years. Here is where you can double your money within two years.
- \$16,000 O'Farrell street, north side, near Jones; wide lot; full depth; remember, it is only five blocks from Market street.
- \$15,000 Must be sold immediately for absentee; O'Farrell street, near Octavia; lot 25x150 to rear street; improvements two flats and a house of six rooms with finished basement; building exceptionally well constructed.
- \$5,250 Rents \$60 per month; two flats of five rooms and bath, with cottage in the rear; lot 40x80; vicinity Seventh and Harrison.
- \$4,750 A northeast corner, with 87.6 feet on California street; lot 32.6 feet wide; bank mortgage of \$2000 can remain if wanted. Just the lot for six flats.
- \$3,750 Modern, artistic story and one-half residence of six rooms and bath, with a nine-foot basement; building only three years old; situated in the best part of the Richmond district, close to Lake street.

TO LEASE

Buildings, stores and offices, suitable for any business and in all districts; a large number of buildings now in course of construction and lots of owners who will build to suit tenants.

Send for our list. We have what you want.

FOR SALE

- Three Valuable Properties:
- MONTGOMERY ST., NEAR WASHINGTON, Lot 47x82.6. Price \$20,000—about \$425 per foot. This is a sacrifice.
- CLAY STREET, NEAR DAVIS, Lot 49.6x119.6 to rear street. Price \$32,500.
- HOWARD ST., NW CORNER 24th ST., Lot 30x100. Three stores and flat—rent \$158 per month. Price \$15,000.

HARRIGAN, WEIDENMULLER & ROSENSTERN
345 Montgomery St. Phone Temp. 1531

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