

# REAL ESTATE BUILDING NEWS

If there are no more new buildings started and with the completion of those already in the hands of workmen the new San Francisco will be four times larger than the old one. The office structures that are being built are bigger than their predecessors, affording more room for tenants, and the same is noticeable of the hotels, lodging houses and apartment houses that are springing up in all parts of the city.

Previous to the fire San Francisco presented more or less a ragged appearance and visitors were surprised at the incongruity of our streets. Stately edifices overlooked shabby rows of wooden buildings. A one story shack would be cheek by jowl with a brick three story structure, which again would face a massive pile of stone. From the new San Francisco will to a certain extent be more uniform. Owners long have realized that to make their properties yield a good income they must have fine and attractive buildings. They also realized that they must have a merchant said that what was good enough for his grandparents was good enough for him and that business could be as conveniently transacted in a shack as in a big building.

At the present rate of building, and there seems no good reason to believe that it will not continue, San Francisco will be four times as big as it was before the fire, and it is yet to be seen how big it will be eventually. A casual glance at any of the new buildings is sufficient to prove the truth of this assertion. All the class A buildings are far larger than those which occupied their sites previous to the disaster. Nor is this "largeness" solely confined to the downtown district, but pick out any building at random and in any street and this is the case.

### UPTOWN BUILDINGS

Leaving the buildings downtown where the greatest improvements naturally may be expected and taking Sutter street, for instance, there is the new Granada hotel being built by Dr. Julius Rosenstrin. The new hotel is far larger and far more imposing than the old Granada, and though far from being completed makes a striking showing. Going farther up Sutter street and on the south side is the new hotel at the corner of Gough, which is a decided improvement on the buildings that were there before the fire.

The structures that are being pushed to completion south of Sutter street and east of Larkin are all larger than those which were there before April, 1906. Then, a new one is appearing far as Pine and Stockton the building the Laws have put up cannot be compared with the tumbledown structures that were a disgrace to the city for many a day. Going north Chinatown is unimproved. We there see a greater improvement in any section of the country than in this?

The old Chinatown, with its reeking alleys, its "vice" and its "palace hotel," which for dirt and unwholesomeness had not its peer in any city in all Asia, all have been swept away and a new and apparently a wholesome oriental quarter has been constructed. Many of the buildings would be an ornament to any city, and some of the stores, particularly those near California street, promise to be as handsome as any in the United States.

### DESIRE FOR IMPROVEMENT

The desire for improvement is not confined to any particular quarter, but is general. North beach, too, must not be neglected in this connection, for the buildings that have been put up from the great packing establishment to the more modest flat and house, are all superior to those that were there before.

In the Mission finer buildings are to be found everywhere. This is not confined to the business establishments alone, but to private dwellings also. The most noticeable improvement is naturally in the downtown district, from the bay to the town and Townsend street. All this district is building up solidly. There are some small buildings in Third street, but that street and Mission make as fine a showing as any other streets in the city.

### FARTHER DOWN TOWN

Montgomery street can justly claim that it will be a finer street now than before the fire. The Clunie building is a distinct improvement upon the old ramshackle concern that was at the southwest corner of Montgomery and California streets for many years. There is also the McCreey building at the southeast corner of Montgomery and Pine, which is a better style of building. The Bank of Italy building is among the finest in San Francisco.

In California street is the new Bank of California building. Other skyscrapers can be mentioned, such as the Welch estate building, the Johan Schmidt building and the Lent building.

Geary street also is making a good showing, and from Kearny to Powell are several fine buildings. Union square makes a strong bid for recognition and points to the Butler building at the southwest corner of Geary and Stockton streets as an example of the structures that are to adorn this popular square. The Butler building is a nine story class A building of the most modern type, designed in the Italian renaissance style of architecture, the exterior being finished in Colusa sandstone. It will be ready for occupancy about February 1.

### AT HALF MOON BAY

The continued interest manifested in the properties along the line of the Ocean Shore railroad is well evidenced in the large sale of lots in the Half Moon Bay section. The Half Moon Bay land company, one of the largest operators in this vicinity, reports a great demand both for El Mar beach and Highland Park properties. Much of this interest is shown in the interior counties, and citizens of Stockton, Sacra-

mento, Fresno and other points in the valleys have decided to locate their summer residences along this beautiful beach. Heretofore Santa Cruz and Pacific Grove have drawn these people, but the proximity to the metropolis and the natural advantages of seashore and mountains together with rapid transit developments are proving strong inducements for the investor and home builder. Sunday excursions of the Half Moon Bay land company are well patronized by purchasers.

### BEAUTIFUL LOS ALTOS

Among the many suburban sites which have been opened to the public there are few so beautifully located as Los Altos, in the Santa Clara valley, on the line of the Peninsular railroad, which is to be operated by the Southern Pacific by steam and electricity. Los Altos is so named because of the rising ground, and from there a view of the bay and the surrounding country can be obtained. It is close to the town of Palo Alto and also to Mountain View, and is a beautiful spot. The company recommended it to the professors of the university, who have spoken for a number of lots. It is shaded by magnificent oaks and the officers of the company have forbidden the destruction of these stately trees.

The streets of the town are laid out and have fine cement sidewalks. They are not pitched at right angles to each other, but are in circles. The Southern Pacific has promised to build an artistic depot for the benefit of the city, which will be near the business center. A creek flows past the residence section of Los Altos and already several of the sites previous to the disaster have been selected by prominent San Francisco people.

### SALE OF GOLF LINKS

A syndicate, headed by W. F. Ambrose, a local real estate operator; W. M. Byrnes, a capitalist of San Rafael, and C. Sternbergh, a wealthy manufacturer of Oakland, to be known hereafter as the North San Rafael realty company, has purchased the golf links in Marin county valley. The property involved in the transaction has more than 400 acres, adjoins San Rafael and is exclusively for high class residence sites. The famous Los Gullinos creek flows through this tract, which affords the residents unusual conveniences and pleasure of salt water bathing, fishing, boating, etc. It is the intention of the company to spend a large sum in improving and laying out the tract. Work is to begin immediately upon the street and sewer system, when the land will be placed on the market at prices within the reach of all.

### BALDWIN & HOWELL

Baldwin & Howell have effected these sales:

Lot 25x105, east side of Sixth avenue, 35 feet south of Hays street with improvements consisting of three story building of three flats, renting for about \$80 per month, sold for account of P. T. Durand to C. L. E. Steiner, for \$8,200; A. M. Whittle to H. Jacobs, lot 25x102, east side of First avenue, 103 feet north of Sacramento, \$3,600; D. Swannack to C. D. Burre, lot 22x4570, south side of Hayes street, 45 feet of Hillman, with improvements consisting of three flats, renting for \$50 per month, sold for \$3,500; Charles Stevens to Nellie Conway and Margaret Kingston, lot 25x100, south side of Twenty-fourth street, 50 feet east of Dolores, with improvements consisting of two flats, renting for \$42.50 per month, \$4,750; E. K. O'Connell to a client of Baldwin & Howell, lot 60x100, northwest side of Arlington street, 300 feet southeast of Miguel, \$3,500; J. J. E. K. O'Connell to G. A. Webster, vacant lot 40x60, west side of Leavenworth street, 97.6 south of California, \$1,500; Emile Lyons to C. Kemmerer, lot 50x100 east side of Steiner street, 125 feet east of Lombard, \$2,000; same to Michael Zoppil, lot 24x100, northeast corner of Lombard and Steiner streets, \$2,500; same to L. Liello, lot 25x100, east side of Steiner, 100 north of Lombard, \$600; same to A. Arina, lot 25x100, north side of Lombard street, 80 east of Steiner, \$1,500; same to Charles Schultz, lot 25x100, east side of Steiner street, 25 south of Chestnut, \$950; same to G. Dirasia, lot 25x100, southeast corner of Steiner and Steiner streets, \$1,400; same to J. L. Greenwood, lot 25x100, east side of Steiner street, 50 south of Chestnut, \$1,000; J. E. Fagan, lot 35x100, east side of 100, east side of Sixth avenue, 250 south of I street, \$1,750; R. C. Baalke to Fritz Keefer, lot 25x10, west side of Pierce street, 150 north of Lombard, with a small cottage, \$1,275; Cliff House company to Frank E. Wilson, lot 25x100, north side of Clement street, 92.6 west of Twen-

ty-sixth avenue, \$1,250; same to E. Collin, lot 25x100, north side of Clement street, 82.6 east of Twenty-sixth avenue, \$1,150; same to James Johnson, lot 30x100, north side of Clement street, 57.6 east of Twenty-sixth avenue, \$1,200; G. Forster to J. N. S. lot 27x6127.84, south side of Clay street, 192.6 west of Cherry, \$300.

The Kell Estate company and J. Goldberg, who own the block between A and B streets and Twelfth and Thirtieth avenues, have placed the Twelfth avenue frontage in the hands of Baldwin & Howell, and sales were effected by them during the past week of the following lots: 30x100 northwest corner of B and Twelfth avenue, \$2,400; three lots, each 60x100, north side of B street, 30 west of Twelfth avenue, \$1,800 each; 25x120, west side of Twelfth avenue, 100 north of B, \$1,350. This block is one of the choicest in Richmond, and many of the lots on Twelfth avenue and those on B street command a fine view of the Golden Gate and the ocean. The Thirtieth avenue lots, which will face the annex connecting the Presidio with Golden Gate park, will be offered for sale as soon as the street work on Thirtieth avenue has been completed.

The lot 25x120 on the north side of Hayes street, \$1.3 east of Buchanan, with improvements consisting of six flats renting for about \$125 per month, has been sold by Baldwin & Howell to A. Parenti for account of G. W. Hemlinway.

### SOME NEW LEASES

Harrigan, Weldenmuller & Rosenstirn report the following leases made during the week:

For William L. Spencer to T. Aragona et al., the store at 507 Montgomery street for a term of 50 months at a total rental of \$13,450; to M. Blaskover to F. A. Houseman to G. E. Arrowsmith, store at 304 Bush street for a term of 36 months at a total rental of \$7,200; to C. Moore estate company to Albert H. Hayes Jr., store at 223 Van Ness avenue for a term of 24 months at a total rental of \$2,800. For Montgomery Street company, the following offices in the Russ building: To the Best & Reicher mining company, one office for the term of one year at a total rental of \$600; to E. W. Heiermann, one office for a term of one year at a total rental of \$240; to C. Clark & F. Rothman, one office for a term of two years at a total rental of \$900; to E. Tausky, two offices for a term of one year at a total rental of \$1,200; to H. Pizigoni, one office for a term of one year at a total rental of \$240; to Shasta May Bissess company, two offices for a term of two years at a total rental of \$600; to H. C. Dibble, three offices for a term of one year at a total rental of \$220; to William Smellie, one office for a term of one year at a total rental of \$240; to William Smellie, one office for a term of one year at a total rental of \$240; to Langhorne & Pagnuolo, three offices for a term of one year at a total rental of \$540; to William Smellie, one office for a term of one year at a total rental of \$500; to David Bush & Son, one office for a term of one year at a total rental of \$200.

### SALES AND LEASES

W. B. McGerry & Co. report the following sales and leases for the past week:

Lot and improvements at northwest corner of Bush and Baker streets, lot 35x87.5 feet, price \$12,000; lot in west line of Leavenworth street, 112 feet north of California, lot 25x100, price \$5,000; lease of two years on building situated at 1503-05-07 Geary street for \$215 per month; lease of two years on building situated at 2053 Geary street at monthly rental of \$125; lease of five years on store at southeast corner of Pacific and Stockton streets for \$85 per month.

The same firm reports considerable activity during the past week in Boyle park tract, situated in the town of Mill Valley, and reports the following sales: many homes being projected and in course of construction on this tract, being situated in the heart of the town and close to railroad station:

Lots 4 and 5, in block J, Boyle park, to H. S. Smith, \$1,200; lot 3, in block J, Boyle park, to Daniel Dunn, \$600; lot 1, block J, Boyle park, to Mrs. R. Regan, \$600; lot 3, block A, to John McNamara, \$600; lot 2, block A, Boyle park, to W. M. Thacker, \$600; lot 1, block C, Boyle park, to K. J. Skretting, \$700; lot 2, block J, Boyle park, to Mrs. A. Regan, \$400.

Cranston, Belvel & Dwyer have leased to the San Francisco News company the ground floor and basement of the Lenormand Brothers' building on the southeast side of Howard street, 365 feet southwest of Third, for a total consideration of \$57,000. This building covers an area 68x160 feet, with two frontages.

### ACCUSED OF STEALING BRICKS

Edward Daley was arrested by Detectives Ryan and Dea yesterday. He alleged that on July 15 Daley carried away 38,000 bricks belonging to James Harrecher from the old Patrick building at Front and Market streets and sold them to B. Tross, builder, for \$5.50 per thousand. He did not call for the money till yesterday, when the detectives arrested him. Daley says he got permission from a man named Middlemass to take the bricks. Middlemass denies this story. Daley will be charged with grand larceny.

### FAILS TO PROVIDE FOR CHILD

Charles Ridgway, an electrician, was convicted by Judge Shortall yesterday on a charge of having failed to provide for his child, 11 months old. He will be sentenced today. His wife, who lives at 16 Virginia avenue, testified that all she had received from Ridgway since April was a stuffed two headed calf, which she sold for \$10, and some roofing, which she had been unable to sell.

### SUPREME COURT DECIDES AGAINST OIL COMPANY

Defendant's Plea That Company's Improvements Are Not Bona Fide Is Upheld

The supreme court yesterday upheld the decision of the lower court in the suit brought by the New England and Coalinga oil company against M. S. Congdon to recover possession of certain oil bearing land in Fresno county. The New England and Coalinga oil company located a quarter section in Fresno county, and with the exception of building a shed thereon they failed to improve the property. The defendant Congdon afterward claimed the land on the ground that certain improvements had been made by him and that he was a bona fide holder.

The company brought suit to have the defendant ejected on the ground of prior title. The court, however, decided that Congdon was the bona fide holder of the ground.

### TOLER HEIGHTS TRACT

One of the many generous offers made by the Southwestern securities company in connection with its Toler Heights subdivision is the presentation of a cottage to the person who submits the best plan for a six room structure costing not over \$2,800. This company entertained 7,000 persons on its opening of this 157 acre property and a 20 passenger sight seeing automobile service has been put on, leaving 1112 Broadway, Oakland, at 10 a. m. and 2:30 p. m. daily. Although the largest crowd ever at a real estate opening was present last Sunday, when \$200,000 worth of lots was contracted for, the crowd this Sunday is expected to exceed the previous record and a five minute auto service will be put on.

The Toler Heights property possesses every convenience such as transportation, school and church facilities and the company will make this one of the finest residence districts around the bay. All street work will be done, a sewer system put in and water will be piped to every lot. As the average price of a lot is \$1,200 and sold on the no interest, no tax plan, 10 per cent down, balance at 1 per cent a month, the company expects this Sunday will see every lot of the tract under contract. With the completion of the electric road, the franchise for which has been asked, the tract will have a 20 minute service and a four cent fare into Oakland and transfers to any point in that city or Berkeley.

in south line of Twentieth street, 80 feet west of Church, 25x114; Charles F. and Catherine Meyer, buyers; Mary A. Burke, seller. Lot 19 in west line of Church street, 60 feet south of Twentieth; Charles F. and Catherine Meyer, buyers; Mary A. Burke, seller. Lot and improvements known as 60 North street; Franz Beckman, buyer; John Anderson, seller.

Sol Getz & Sons report the following sales:

Lot 50x100 in northwest line of Munich street, 200 feet southwest of Persia avenue, with improvements consisting of 3 room cottage; lot 25x120, in east line of Fortieth avenue, 250 feet north of I street, to Christine S. Weise; lot 25x120, in east line of Thirtieth-fourth avenue, 150 feet south of Point Lobos with 3 room cottage, to J. Millsch; lot 25x100, in south line of California street, 124 feet west of Twentieth; west line of Twenty-fourth avenue, 275 feet south of H street, to Amos Nash; lot 25x120, south of L street, with small cottage, to Paul Melledge; lot 50x100, in west line of Grizaba street, 200 feet south of Stanley, to William Brown; lot 62x8120, in east line of Forty-fifth avenue, 162.5 feet south of H street, to Charles Ecklund.

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# SUBURBAN OFFER UNEXCELLED

## 300 CHOICE CITY LOTS RIGHT IN REDWOOD CITY

### THE INDUSTRIAL CENTER OF SAN MATEO COUNTY

## CITY PROPERTY AT ACREAGE VALUES LOTS \$200 AND UP---EASY TERMS

- ☞ We invite comparison.
- ☞ Streets, sewers, water, gas, electric light and power and telephone are already here.
- ☞ These choice lots placed on the market for the first time are in the center of a thriving and growing community.
- ☞ They offer the homeseeker the conveniences of the city with the beauty of the suburbs.
- ☞ They afford investors an unequalled opportunity for quick profits.
- ☞ They are in Redwood City. Surround the place where the Dumbarton Bridge joins the main lines of the Southern Pacific Company and are on The New Overland Route.

### Peninsular Electric Line will pass through this tract.

### The Bay Shore Cutoff brings this property within thirty-five minutes of San Francisco.

### All trains stop at Redwood City.

### Agents will meet trains at Redwood City Sunday a. m.

### Particulars, etc., from

# SAN CARLOS PARK SYNDICATE

## 393-395 Monadnock Building

### Phone Kearny 2051 San Francisco, Cal.

# UNITED CONTRACTING & REALTY CO.

### Phone Main 181. Redwood City, Cal.

# SOUL CITY

(South San Francisco)

## The First Stop on the Bay Shore Cut-off

12 MINUTES FROM 3d AND TOWNSEND DEPOT

### SEE SOUTH CITY, THE PLACE THAT HAS THE GOODS NOW

NO PROMISE, NO GUESS WORK, NO MAYBE BUSINESS, but a great hustling town, full of business and fine homes. More dollars here than in all the other real estate offers on the Peninsula.

REMEMBER THAT THE PENINSULA IS 50 miles long. It is being cut into lots 25x100. It will take 2,000,000 people to populate them. How long will you have to wait for this population? We say be careful where you buy. Get as near to built up San Francisco as you can. Invest where the land is held and sold as business real estate, NOT FARM LAND.

## LOTS \$300 AND UP—\$5.00 PER MONTH

ALL IMPROVEMENTS INCLUDED. NO INTEREST AND NO TAXES. IMMEDIATE POSSESSION GIVEN.

### Come Sunday and See for Yourself

TAKE MISSION-ST. CARS, TRANSFER AT HOLY CROSS FOR SOUTH CITY OR S. P. TRAINS—11:30 a. m. from Townsend street; 11:40 a. m. from Valencia street.

### OUR SPECIAL OFFER

THIS IS THE AGENT'S COMMISSION DEMANDED AS FIRST PAYMENT BY ALL OTHER SUBDIVISIONS.

Here's your first payment of \$25.00. Peck & Garrett, 22 Montgomery St. Gentlemen: Herewith \$25 cash payment certificate to apply on a Peck lot. This certificate is to cover the first payment of \$25. I will pay the remainder \$5 per month. There is to be no interest or taxes.

# Peck & Garrett

SOLE OWNERS.

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Postoffice Building, South City.

### OFFICE OPEN SATURDAY NIGHT

AT HALFMOON BAY.

# EL MAR BEACH

THE HISTORY OF ATLANTIC CITY

Will be repeated at Halfmoon Bay. Soon you can be whirled to Halfmoon Bay along the most picturesque line in the world, and trains running every five minutes. The balmy climate, the miles of beach, the fine surf and pleasure resorts of Halfmoon Bay will be reached in 40 minutes by the Ocean Shore.

Property values will rise as at Atlantic City, Newport and Long Beach. Fortunes will be made.

HIGHLAND PARK and EL MAR BEACH are the

## TWO BANNER TRACTS

Of Halfmoon Bay—they're the only tracts WHERE GRADED STREETS, SEWERS AND WATER MAINS ARE FURNISHED FREE with every lot—the only tracts where these improvements are GUARANTEED in your contract. Prices are very low—\$350 and up—a small payment down and \$10 per month. Do not neglect this golden opportunity. Get in at first prices.

Three hours now from S. F. 40 minutes. Buy now at 3 hour prices.

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# HIGHLAND PARK