

Folsom and Howard Streets Will Be in the Midst of the New Manufacturing District of the City

FACTORIES GO TO EAST STREET

Long Lease Negotiated for the Keyes Estate Turns Attention to That Locality

Rapid Building of Flats Cuts Rents From 15 to 20 Per Cent

A lease negotiated recently by the Keyes estate, through the agency of G. H. Umbson & Co., covering a lot in East street between Howard and Folsom, running through to Stewart, to a Portland brewing company for 25 years is taken as a sign that the locality is destined to become a manufacturing district. The brewing people intend to use the building now on the lot and later to erect a suitable structure for their use. The locality probably is the most popular thoroughfare in the city for small stores, as the view of the street has created a demand for every building along the front. There is not a vacant place on that street.

Real estate men, despite the financial depression, are taking a hopeful view of the situation, and though there have been no large sales to speak of, yet they say that judging from the inquiry, capital is seeking investment. These investments are of the smaller order, though, and a good deal of money, they affirm, could be placed in flats and dwelling houses which would rent readily and bring in an income.

There has been considerable movement in outside lands, and agents report several sales in the Western addition to people who are buying with the intention of building homes. The Crocker tract is being well settled, and the favorable conditions offered by Umbson & Co. have done much toward making this section popular with people of limited means who wish to own a home.

MANY PLAN HOMES

S. G. Lyon of Lyon & Hoag in speaking of home building said: "It is surprising to find the number of people who are thinking of building their own homes. Men have been satisfied to live in rented houses before the fire have come to the conclusion that there is no investment so safe as a home, and there is inquiry for all kinds of property. Take Bakers beach, for example. The past week has brought with it a continued demand for lots, with the view proving a great drawing card. The lots, as a rule, have been purchased by home builders.

The largest sale of the week in this neighborhood was one for \$10,000 to Sidney Walker, this being the price of four lots; three of them on the west side of the street and one on the east side of the street 26 feet wide. Upon these lots Walker at once will begin the construction of four modern two-story houses of an unusually attractive style.

Another sale was made to H. C. Richards of a large lot on the cliffs overlooking the Golden Gate. The price paid was \$7,500. This lot will be built on when the plans are completed.

C. H. Linbery bought a 50 foot lot on the west side of Thirty-second avenue and has let a contract for a house which, with the lot, represents an investment of \$10,000.

The rent question is agitating both owners of houses and prospective tenants, and it is the matter of congratulation to many that rents have fallen 15 to 20 per cent during the last week. Several causes have combined for this. In the first place several houses have become vacant which were used for office purposes, and then again there have been so many new flats completed that it has helped to empty some of the older dwellings. The new flats, as a rule, are smaller than the ones built before the fire, and on those where there were three flats six have been built. Owners are anxious to get as much out of their property as they can.

It is believed that rents will fall yet lower, for a number of a well known real estate firm, in commenting upon the situation, said that his office alone had more than 40 apartments and new flats which were being advertised, though not yet completed. Some of the rents asked for flats approached normal, and the agent said he was positive that when it came to the question of renting, the owners would be only too glad to reduce their demands.

For instance, this firm has to rent 29 upper flats north of Market, east of Van Ness, 16 middle flats, 15 lower flats and 10 houses and cottages all in the same district. In the district north of Market and west of Van Ness there are 57 houses and cottages, 137 lower flats, 141 middle flats and 117 upper flats. With this showing by one firm alone it would seem that rents should be on a more reasonable basis than they have been for the last 18 months.

COMING DOWNTOWN

Operators say that the movement downtown continues, and that the inquiries are most numerous for locations in Market street. Many are asking for offices in buildings still far from completion, such as the Mechanics' building at Market and Mason streets, which will not be completed for several months. There also has been a good inquiry for the Westbank building. The 10-story building in Post street, it is said, is 80 per cent filled with doctors and dentists, and the California optical company's building at Grant avenue and Post street is being rapidly rented by professional men. The district promises to be one of the most popular in the city and will be largely patronized by professional men, as it is near the shopping district.

There is no cessation in the work of building and San Francisco practically will be rebuilt by this time next year. A well known traffic official, who has just returned from the east, was amazed at the opinions expressed by conservative New Yorkers as to the future of the city. He said that wherever he went there was but one sentiment, and that was that San Francisco in a short time would be one of the greatest cities in the country. His position brings him into contact with the big businessmen of the east, and he was frequently called upon by some of the largest merchants and manufacturers and asked about opening branches in San Francisco.

He added that while there was considerable enthusiasm expressed about California, San Francisco still was the

Photograph taken from Call building, giving a birdseye view of the district between Kearny, Market and Mason streets, and the Fairmont hotel, showing the progress of building in that section of the burned district.



main topic of conversation, and the fact that the people had done so much rebuilding in less than two years impressed them most favorably with the bravery and enterprise here.

Thomas Magee & Sons report the sale, upon which negotiations have been pending for some months, and the recording of the deed to 251 acres at Point San Pedro, the land formerly owned by General Edward Kirkpatrick and running from Point San Pedro into the beautiful San Pedro valley, which is one of the choicest valleys along the entire route of the Ocean Shore railway.

This property was sold to the Hensley-Smith company, which has formed a company to handle the tract. The first tract was put up for sale recently in subdivisions. This property is called San Pedro Terrace by the sea, and lies along the southeast side of the San Pedro valley, with a sheltered view of the ocean. The Ocean Shore property is now running as far as this property is now running as far as this

During the past week block 195, in the Richmond district, bounded by the Park Extension boulevard, Fifteenth avenue, Clement street and Lobos avenue, was sold to a client of J. E. Saul & Co. for \$70,000. The purchaser intends to subdivide this block. Dan O'Callaghan represented the sellers and J. R. Saul & Co. the buyer.

A PRESIDIO TERRACE

Another sale in Presidio terrace is announced by Edwin & Howell. The purchaser is Winfield S. Davis, who has taken lot 3, with the intention of building a home on the property. The plans for the residence are being prepared and work will be commenced within a few weeks.

The opening of the Peninsula hotel has resulted in the sale of a number of lots in Hayward park, and during the past few days Edman & Howell have made the following sales:

Frank Adams, lot 21, block K, \$1,100; W. A. J. Edinger, lots 10 and 11, block L, \$1,500; F. W. Birken, lot 24, block K, \$1,250; Minnie R. Broxton, lot 23, block M, \$800; John Maley, lot 22, block M, \$800; Nellie E. Moulton, lot 12, block L, \$750; J. E. Saul & Co., lot 21, block M, \$800; James J. Brown, lot 15, block M, \$800; William Rix, lots 8 and 9, block L, \$1,500; Mary A. Dorey, lot 20, block M, \$800; Margaret T. Corbett, lot 19, block M, \$800; Flora E. Ashworth, lot 26, block K, \$1,100.

AT BAKERS BEACH

Lyon & Hoag announce the following sales:

For H. S. Breckell, lot in Thirtieth avenue south of California, \$1,200; Nellie and Margaret Matthews, lot in California street east of Thirtieth avenue, \$1,200; John A. Williams, lot in California street east of Thirtieth avenue, \$1,200; J. D. Bell, lot in Twenty-eighth avenue south of California, \$1,100; Nicholas P. Brown, lot in Twenty-eighth avenue south of California, \$1,100; R. H. Stanley, lot in Twenty-ninth avenue south of California, \$1,100; H. R. Horn, lot in California street west of Twenty-eighth avenue, \$1,200; H. H. Maguire, lot in California street east of Twenty-eighth avenue, \$1,250; Charles Norton, lot in the east line of Twenty-ninth avenue, \$1,200.

OTHER RECENT SALES

D. Coffin & Co. report the following sales:

Lot in Middle street north of Cortland avenue, buyer Otto J. von Baren, seller M. Tomasi; lot in Middle street at 414-416, Precita avenue, buyer Henry and Kate Sterp, seller Charles G. and Rosa Sturb; lot and improvements at 414-416, Precita avenue, buyer Thomas W. Madden, seller Amos W. Besseler; lot and improvements at 45 Wilt street, seller F. R. Webb and California Tippet, buyer R. G. Necker; lot and improvements at 520-522, Twenty-fourth street, buyers Otto and Gertrude Arndt, sellers John and Anlo Christensen; lot in Alabama street south of Ripley, buyer Michael and Julia Kendrick, seller Herin & Reynolds; lot in Alabama street and Ripley streets, buyers Henry and Minnie Young; lot in Twenty-fifth street east of Van Ness, west of Diamond, buyer Margaret Kerr, seller Olive Pierce; lot in Fair Oaks street north of Twenty-fifth, buyer D. W. Hagen, seller John Nauman; lot in Vicksburg street south of Twenty-second, buyer Octavia Gaxaway, seller Dora A. Hoffman; lot and improvements at 222 Clippie street, buyer Mary Musgrave, seller M. E. Holbrook; lot and improvements at 1926 Army street, buyers Henry and Kate Sterp, seller P. R. Ridd; lot in Ripley street east of Alameda, buyer Henry and Minnie Young; lot in Whitley street north of Randall, buyer James Daley, seller C. H. Hale; lot in Alabama street south of Ripley, buyer Timothy Hoverson, seller Herin & Reynolds; lot in Ripley street, east of Alabama, buyer Lillian Henkel, seller Herin & Reynolds; lot in Ripley street, east of Alabama, buyer Aloys Franz, seller Herin & Reynolds.

The C. M. Wooster company reports the following sales:

In the Boggs tract, Sacramento valley, 50 acres for \$7,500 to the following persons: George Meyers, William E. Moore and F. W. Twichell; lot in I street east of Seventh avenue, \$1,800; lot for \$5,000 to the following persons: P. B. Barnes and William Vicks.

In the Glen tract, 180.02 acres for \$22,288.75 to the following persons: O. F. Follen, J. M. Egland, S. Thompson, George H. Eastwood, Lemuel G. Brown, D. Thompson, P. Sebastiano, Marion F. Hawkins, S. C. Thomson, L. Scott and Hattie Scott; also 20 acres to Edward M. Comyas of Seattle for \$2,462.75.

G. H. Umbson & Co. report the following sales for the past week:

For Annie Wallace, lot in Union street east of Park, \$2,500; for Jonathan Anderson, lot and improvements in Twenty-second street east of Noe, \$4,650; for Dr. Adelaide Brown, lot in Eleventh street south of California street, \$1,850; for City realty company, lot in Fifth avenue south of Parassana, \$1,700; for same, lot in I street east of seventh avenue, \$1,800; for same, lot in First avenue north of I street, \$2,400; for same, lot in I street east of Fifth avenue, \$1,800; for Mary J. Turbott, lot in Cole street north of Alia, \$2,200; for Nelson realty company, lot and improvements in Bridge-man street north of Ellis, \$3,750; for Johanna Senstak, lot in Waller street east of Cole; for American guarantee and security company, lot in Diamond street east of Twenty-second, \$850; for same, lot in Diamond street south of Twenty-second, \$850; for Moses Ellis, lot in Eighth avenue, \$10,000.

The same firm reports the following leases:

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Mary S. Burnett to same, lot in W line of Cortez street, 51 1/2 N of Sunnyside, W 105 by N 50; \$10.

Leola H. Ward and wife to George S. Glyed, lot in W line of Cortez street, 65 S of Nineteenth, S 30 by W 122 1/2; \$10.

Mary Sullivan to J. R. Alexander, lot in N line of Day street, E 20 by N 114; lot in N line of Day street, 55 E of Castro, E 25 by N 114; \$100.

John Quinn to same, lot at NE corner of Day and Castro streets, 30 by N 114; lot in N line of Day street, 55 E of Castro, E 25 by N 114; \$100.

Marie Leconte to Antonio Condencia and wife, lot in S line of John street, 45 1/2 E of Mason, E 25 by S 45 1/2; \$10.

M. R. Robinson and wife to Samuel Anfrich and wife, lot on E line of Fourth avenue, 250 S of Point Lobos, S 25 by E 120; \$10.

Annie M. McKinley to John Martens, lot in W line of Larkin street, 17 1/2 S of Clay, S 25 by W 100; \$10.

Same to same, lot in W line of Larkin street, 102 1/2 S of Clay, S 25 by W 100; \$2.

Estimate Chillian and wife to Charles Babel, lot in NE line of Cortez street, 225 NW of Mission street, 25 by NE 90; \$10.

Joseph T. Roberts and wife to California home building and trust company, lots 6 and block 15, Sunnyvale homestead association; \$10.

James Kirkwood to James T. Roberts and wife, same; \$750.

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Phillip Haslam and wife to Ruby M. Haslam, lot in N line of Fulton street, 112 1/2 E of Berkeley, E 25 by N 115; \$10.

Lorenzo S. B. Sawyer to Clara M. Sawyer, lot in SW line of Fourteenth avenue, 100 SE of I street, SE 20 by SW 100; \$10.

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Catherine M. Dodge et al to the Dodge company, lot in S line of Howard street, 10 W of Second, SW 45 by SE 2 1/2, and two other pieces; \$10.

J. Rollins, Fish and wife to Bonds realty company, lot at SW corner of Stannell street and College avenue, N 120 by N 150; \$10.

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