

# Market Street Block in Heart of City Is Mecca for Banks

## FINE BUILDINGS WILL BE ERECTED

Leading Thoroughfare Becomes the Site for Financial Institutions

Realty Men Pleased With Rapid Growth in the Downtown Section of City

Another bank building is to have its foundations laid soon in Market street, for it is understood that the Hellmans have notified the store keeper at the northeast corner of Market street and Grant avenue to vacate the premises, as they intend to commence work on the new building. The Union Trust bank building at this corner will be one story in height with mezzanine floor. The exterior will be artistic and it is said that from an architectural point of view the building will be one of the most beautiful in Market street.

At the corner of Grant avenue and O'Farrell street is the lot owned by the San Francisco savings union, which it is thought will not much longer delay the construction of its new home. When both these buildings are erected, Market street between Third and Fourth will be well supplied with banks. There is the National Bank of the Pacific in the Claus Spreckels building, opposite the Mutual savings bank on the same side of the street, will be the Union trust bank and the San Francisco savings union, while across the street is the Humboldt bank.

With a fine bank building at the corner of Market street and Grant avenue the block will be pretty well built up, though some surprise is expressed that the Union trust bank people do not put up a big building on this valuable property. It is argued that the advertisement which the bank will get from being in so important a location is the motive for building and that the Union trust people are following the example of the Hibernia bank, which it has found pays them to be in a modest though handsome building of their own. The exact date has not been set when the work of construction is to commence, but there will be no long delay.

### MANY BUILDINGS FINISHED

San Francisco seems to have suddenly emerged from an unfinished condition into a finished one. So many new buildings have been completed and occupied that the city looks as if it had been established for many years instead of less than two. The downtown movement has begun steadily and all real estate dealers report a large inquiry for locations in the old quarter. The army headquarters are to be moved into the building at Market and Kearny streets soon and the recruiting office is to be established in the Realty building. It is said that three big corporations have been making inquiries during the week for locations in Market street, and the fact that business conditions are improving is plain to see from the fact that a hardware company which had a store in Market street between Kearny and Montgomery has sublet the premises and taken a lease in Market east of Second street. A lease is also reported having been made recently by an insurance company of three or four floors in the building on the corner of Market and Second streets. Maskey, it is said, will in a short time begin work on his lot in Kearny street, and it is his intention to put up either a four or five story building.

Rapid work is being done on the new White House, Sutter and Grant avenue, and the steel will be in place in the course of a few days. One year is given for the completion of the building, but the rate with which the work is being done makes it appear that the building will be finished long before 12 months elapse.

### SOUTH OF MARKET STREET

Some good leases have been made in Second street during the week, and as evidence that business firms are coming back from Oakland may be mentioned the case of a large rubber concern which has taken a 10 year lease of the building at the southwest corner of Mission and Second streets at a total rental of \$55,000. A prominent electric concern has taken a lease of the building at the corner of Second and Minna streets and other firms are negotiating for locations along this thoroughfare. The fact that the street is practically built up and the sidewalk clear has proved a strong attraction in settling up the street.

Work on the group of buildings owned by the Charles F. Crocker estate, southeast corner of First and Mission streets, is being rushed to completion.

Baldwin & Howell report a lease just closed of the building at the southeast corner of First and Mission streets, five stories and basement to Neustadter Bros. for 10 years, terms private.

Of the additional buildings on the same property, that fronting Fremont street, comprising five floors and basement, is to be occupied by A. Fleishacker & Co.

## SPECIAL-PARK LOTS

### An Opportunity for All

We are selling the block in subdivision, as per diagram, which prices are exceedingly low.

Terms, one-half cash, balance mortgage Hibernia bank if desired.

Terminus of four streetcar systems and one suburban railway system—Eddy, Turk, 28th and Mission streets, Geary street, McAllister street and Ocean Shore Railway.

This property is being graded and will be in building condition in 90 days from January, 1908.

Residences of this block have Golden Gate Park for playground and garden and are opposite Museum and Music Stand.

Lot	Area	Price	Notes
12th	1200	\$3,300	SOLD
13th	1200	\$3,300	SOLD
14th	1200	\$3,300	SOLD
15th	1200	\$3,300	SOLD
16th	1200	\$3,300	SOLD
17th	1200	\$3,300	SOLD
18th	1200	\$3,300	SOLD
19th	1200	\$3,300	SOLD
20th	1200	\$3,300	SOLD
21st	1200	\$3,300	SOLD
22nd	1200	\$3,300	SOLD
23rd	1200	\$3,300	SOLD
24th	1200	\$3,300	SOLD
25th	1200	\$3,300	SOLD
26th	1200	\$3,300	SOLD
27th	1200	\$3,300	SOLD
28th	1200	\$3,300	SOLD
29th	1200	\$3,300	SOLD
30th	1200	\$3,300	SOLD
31st	1200	\$3,300	SOLD
32nd	1200	\$3,300	SOLD
33rd	1200	\$3,300	SOLD
34th	1200	\$3,300	SOLD
35th	1200	\$3,300	SOLD
36th	1200	\$3,300	SOLD
37th	1200	\$3,300	SOLD
38th	1200	\$3,300	SOLD
39th	1200	\$3,300	SOLD
40th	1200	\$3,300	SOLD
41st	1200	\$3,300	SOLD
42nd	1200	\$3,300	SOLD
43rd	1200	\$3,300	SOLD
44th	1200	\$3,300	SOLD
45th	1200	\$3,300	SOLD
46th	1200	\$3,300	SOLD
47th	1200	\$3,300	SOLD
48th	1200	\$3,300	SOLD
49th	1200	\$3,300	SOLD
50th	1200	\$3,300	SOLD
51st	1200	\$3,300	SOLD
52nd	1200	\$3,300	SOLD
53rd	1200	\$3,300	SOLD
54th	1200	\$3,300	SOLD
55th	1200	\$3,300	SOLD
56th	1200	\$3,300	SOLD
57th	1200	\$3,300	SOLD
58th	1200	\$3,300	SOLD
59th	1200	\$3,300	SOLD
60th	1200	\$3,300	SOLD
61st	1200	\$3,300	SOLD
62nd	1200	\$3,300	SOLD
63rd	1200	\$3,300	SOLD
64th	1200	\$3,300	SOLD
65th	1200	\$3,300	SOLD
66th	1200	\$3,300	SOLD
67th	1200	\$3,300	SOLD
68th	1200	\$3,300	SOLD
69th	1200	\$3,300	SOLD
70th	1200	\$3,300	SOLD
71st	1200	\$3,300	SOLD
72nd	1200	\$3,300	SOLD
73rd	1200	\$3,300	SOLD
74th	1200	\$3,300	SOLD
75th	1200	\$3,300	SOLD
76th	1200	\$3,300	SOLD
77th	1200	\$3,300	SOLD
78th	1200	\$3,300	SOLD
79th	1200	\$3,300	SOLD
80th	1200	\$3,300	SOLD
81st	1200	\$3,300	SOLD
82nd	1200	\$3,300	SOLD
83rd	1200	\$3,300	SOLD
84th	1200	\$3,300	SOLD
85th	1200	\$3,300	SOLD
86th	1200	\$3,300	SOLD
87th	1200	\$3,300	SOLD
88th	1200	\$3,300	SOLD
89th	1200	\$3,300	SOLD
90th	1200	\$3,300	SOLD
91st	1200	\$3,300	SOLD
92nd	1200	\$3,300	SOLD
93rd	1200	\$3,300	SOLD
94th	1200	\$3,300	SOLD
95th	1200	\$3,300	SOLD
96th	1200	\$3,300	SOLD
97th	1200	\$3,300	SOLD
98th	1200	\$3,300	SOLD
99th	1200	\$3,300	SOLD
100th	1200	\$3,300	SOLD

One block from new boulevard which extends from Golden Gate Park to Presidio reservation.

Compare these prices with any property in Richmond District.

**HARRIGAN, WEIDENMULLER & ROSENSTERN**  
INCORPORATED  
Agents  
345 Montgomery St. San Francisco

Ten story building to be erected by the Adams estate company at the northeast corner of Kearny and Sutter streets. The structure will be occupied by a clothing company.



IMMEDIATE construction is to begin on a 10 story and basement, steel cage, class A building to be erected at the northeast corner of Sutter and Kearny streets for the Adams estate company. The structure will cover a lot 60 by 70 feet, and the street facades will present the most modern development of the up to date commercial building, having an extremely large glass area, without loss of architectural effect or dignity.

The first two stories of the new building will be of ornamental cast-iron, with the upper stories finished in glazed pressed brick and terra cotta, while the floors, roof and party line exterior walls will be of reinforced concrete. Two high speed electric elevators are to be installed, and the building will be fitted with a compressed air sanitary sweeping plant and with compressed air and power for the use of tenants.

The structural frame is to be thoroughly fireproofed with concrete and tile, with an intervening dead air space. On the exterior, at each floor level, entirely around the building, will be deep latticed girders. The columns and girders have been so designed that the store fronts that but two exterior columns appear in the show windows on each street, giving probably the largest, unobstructed show window area yet attempted in this type of building.

The first floor, mezzanine floor and basement are to be occupied by Pauson & Co., clothing, who were located at this corner before the fire, and are now preparing to return to their old location at the earliest possible moment. The upper portion of the building will be arranged for offices and will be finished in a manner strictly up to date, with all modern conveniences.

The commission to design the building was given Washington J. Miller, architect, after a thorough competition. The building will cost \$250,000, and work is to commence at once, the building to be completed within nine months after actual operations have been commenced on the premenants will be enabled to occupy the stores within five months after the work has been completed to the street level.

been doing business up town have opened offices in the Lick building, so as to be near the business center.

Bonifield, Jeffers & Ryan have leased

for the account of Mrs. John F. Boyd a four story building of the latest construction to be immediately erected on her property 27,830 in the westerly line of Grant avenue, 27-6 south of Geary street. The tenant in this leasehold is W. S. Townsend, who has agreed to pay an aggregate rental of \$254,400.

For the account of the Hind estate company and for consideration of \$28,000 Bonifield Jeffers & Ryan have sold to a client the property 51-6 1/2 by 137-6 in the northerly line of Pine street, 137-6 east of Scott. The property consists of six modern flats, renting for \$200 per month.

The firm is authorized to announce that Peterson & Persson, contractors and builders, are the purchasers of the Techau tavern property, 57-6 by 137-6, in the westerly line of Mission street, 50 north of Eddy. The buyers are making plans for the erection of a modern building.

A sale of the residence formerly owned by D. Drysdale in Highland park San Mateo, is reported by Baldwin & Howell. The lot upon which the residence stands contains about three acres. The property was something over \$30,000. Hooker & Lent represented the sellers.

The unprecedented activity in San Francisco building and real estate circles and the immense growth and development of the real estate business in this city are primarily responsible for the consummation of a project which is deeply significant in respect to the city's growth. Following a complete investigation of conditions, the real estate firm of J. Rich & Co., one of the largest and best known in the city, has established permanent branch quarters in the Singer building in New York city.

David Rich, a member of the firm, has moved to New York city with the intention of making his permanent home there, and is actively in charge of the eastern office. A. J. Rich remains in this city and will conduct the San Francisco end of the firm's business, which has been established for 20 years. New offices have been fully equipped at 121-123 Sutter street and a long term lease has been taken on this site for the headquarters of the firm.

**RECENT SALES**  
G. H. Umbesen & Co. report the following sales:

For George L. Suhr, lot in the north line of 31st street, 250 feet west of Seventh, 25x75, \$3,000; and lot in the westerly line of Polk street, 100 feet south of Union, 25x100, \$2,500; for Emma Ehrhardt, lot in the east line of Buss street, 80 feet north of Folsom, 30x100, \$3,300; for Frank Smith, lot in the north line of Camp street, 110-3 feet east of Guerrero, 30x90-4, \$1,000; for H. W. Ewert, lot in the south line of Hayes street, 181-3 feet west of Clifton, 20x100, \$1,000; for Adelle H. Marks, lot at the southwest corner of Hayes and Pierce streets, 27-6x87-6 feet, \$8,000; for Agatha Sullivan, lot at the northwest corner of Jackson and Leavenworth streets, 30x73-10, \$6,900; for Martha A. Ellis, lot in the east line of Seventeenth avenue, 125 feet north of Lake street, 50x120, \$2,000.

**J. R. Saul & Co. report the following sales:**  
To G. Holt, three lots 25x127-6 feet in the west line of proposed park and boulevard 100 feet north of Point Lobos avenue, for \$6,000; to a client of the firm, 4 lots, 25x127-6 feet each, in the west line of proposed park and boulevard, 125 feet south of Clement street, for \$3,000; for J. D. Sprengle Jr., in Kate Box, lot in the north line of B street, 82-6 feet west of Ninth avenue, west 25 feet by north 100 feet, for \$1,450.

**AN ACTIVE WEEK**  
Harrigan Weidenmuller & Rosenstern report another active week in the sale of residence property, both for marine view lots in the Western addition and for Richmond property, as follows:

For Emma G. Butler to M. L. Levy, lot 1/2 in the south line of Jackson street, 137-6 east of Laurel, 103-1/2x127-8 1/2, for the sum of \$13,000; for J. D. Sprengle Jr. to Julian Oestreich, lot in Agatha Sullivan, lot in the north line of Washington street, 82-7 1/2 west of Laurel, 20x127-8 1/2, for the sum of \$8,250; for Emma G. Butler to A. H. Conroy, lot in the south line of Jackson street, 37-6 east of Locust, 33-4 1/2, for the sum of \$4,100; for Emma G. Butler to Emma H. Harrigan, lot in the south line of Jackson street, 70-10 feet east of Locust, 23-4x102-6, for the sum of \$4,050; for Emma G. Butler to Samuel Weinstein, lot in the south line of Jackson street, 104-2 feet east of Locust, 33-4 1/2, for the sum of \$4,000; for Emma G. Butler to M. L. Levy, lot in north line of Jackson street, 67-6 feet west of Locust, 40x127-8 1/2, for the sum of \$8,000. Mr. Levy will immediately start the erection of a very handsome home on this piece of property. For the Coliseum company to Burgrave, lot in south line of C street, 82-6 feet east of Twelfth avenue, 25x100, also in south line of C street, 152-6 feet east of Twelfth avenue, 50x100, for the sum of \$2,000; for the Coliseum company to E. T. Debey, lot in south line of C street, 32-6 feet east of Twelfth avenue, 25x100, for the sum of \$1,100; for the Coliseum company to Thomas H.

sea air and the beauty of marine vistas many persons dwelling in the interior of the state are now buying property in the new district which the Ocean Shore railroad has opened up and made practical for suburban residents. Many of these purchasers desire homes by the sea shore during the hot season, that they may be away from the torrid climate of the valleys and fill their systems with saltiness. Others tire of the recurrence of the enervating heat of the valleys and desire to make their permanent homes overlooking the Pacific.

In the country south of the city schools are being planned and built and in the towns the work of paving streets and installing water and sewer systems is progressing rapidly. Frank P. Brophy, the pioneer real estate operator at Halfmoon Bay, reports many sales in his latest addition, the Brophy beach tract at Balboa. In this subdivision high grade improvements are under way. Streets are already graded, shade trees planted and curbs laid. Mains for a fine water and sewer system are now being placed.

The Halfmoon Bay land company is preparing to open up its new Riviera tract, comprising 110 acres of the most beautiful bathing beach and gently sloping hillside residence property on the line of the Ocean Shore railway, about five miles south of Pedro valley. This property will be placed on the market about April 15, and a large number of reservations have already been made.

Salada beach reports a steadily increasing demand for residential lots.

Foundations for four new dwellings have been laid this week.

A spur track from the Ocean Shore railway will be built next week to the beach, front to facilitate the grading on the Ocean boulevard.

A school district will be established at Salada on the opening of the new term. The company has reserved lots for school purposes and are planning to build a schoolhouse.

This week has added 20 more people to the population of Rockaway. Concrete foundations for five new homes have been put in during the last week and in 30 days these homes will be well on to completion. The prices range from \$3,000 to \$7,000. The next improvement will be the open air swimming tank 150x300 feet in dimensions. This feature will be rushed to completion.

Plans for the summer tent city at Edgemar are practically perfected. This tent city is to be run along high class lines with every arrangement made for the convenience, comfort and happiness of those who desire to spend the summer by the sea.

Artistic tents, well floored, will be furnished at a nominal rental basis. Ground rent and water will be furnished free by the company.

Provisions can be shipped in daily by the Ocean Shore railway or good meals can be secured at the restaurant on the tract.

Applications for tent space are now being received by the company.

## PROFIT AND PLEASURE

### ON LINE of the OCEAN SHORE

# EDGEMAR

## The Nearest Seaside Suburb

First on the Ocean Shore Railway south of the city. First in point of time. First in quality and extent of street improvements. No Saloons. Building restrictions. Large lots, 30x100 and upward. Easy terms. You want the sunlight and beautiful marine view. Edgemar has the southern and western slope and runs clear to the beach. A high class place for high class people.

**EDGEMAR REALTY SYNDICATE**  
735 Van Ness Av. (OWNERS) Phone Franklin 2817

**LOTS 50x100—A Few Left**

**MOST BEAUTIFUL HOME SITE ON THE PACIFIC COAST**

When you buy at Rockaway you are not buying small lots in a cheap neighborhood—but large lots in a select neighborhood. Surf bathing, mountain climbing, fishing, hunting, etc., can be enjoyed. Macadamized streets and other up to date improvements now being rushed to completion. Pure mountain spring water.

**CLINE BROS. General Agents, 255 Montgomery St.**

# SALADA

## THE BEACH

### Where things are DONE

Use Your EYES and BRAINS. Note BUILDING Activity. Full FREE Improvements. Sewers and Water Mains IN.

**OCEAN SHORE LAND COMPANY**  
1875 MISSION STREET 1803 FILLMORE STREET

# BRIGHTON BEACH

Conservative investors are invited to inspect this high grade Beach and Residence Suburb before investing elsewhere. Restrictions excluding all undesirable elements.

Improved Beach Lots in Cottage City, \$150 up; monthly payments if desired.

Write now or call for free, illustrated booklets.

**Ocean Shore Realty Syndicate**  
229 Montgomery St. SAN FRANCISCO

# HIGHLAND PARK

UNSURPASSED MARINE VIEW

## HALFMOON BAY

BECAUSE ITS LOCATION IS THE FINEST ITS LOTS ARE THE LARGEST. BECAUSE IT IS THE ONLY TRACT ON WHICH STREETS ARE GRADED, SEWER AND WATER MAINS ARE LAID AND ELECTRIC LIGHT MAIN WIRES ARE INSTALLED FREE TO PURCHASERS.

IS SELLING FASTER THAN ANY TRACT AT HALFMOON BAY JOIN ONE OF OUR SUNDAY EXCURSIONS TO THE PROPERTY CALL, WRITE OR PHONE

**HALFMOON BAY LAND CO.**  
Phone Douglas 1338. 22 FIFTH STREET

# BROPHY'S BEACH

## AT BALBOA

The place where the Ocean Shore Railway will spend millions in improvements. The most attractive home site. The best investment proposition. All improvements guaranteed.

Streets graded, shade trees planted. Concrete sidewalks, sewer and water mains now being installed.

**FRANK P. BROPHY, (Owner)**  
1128 GEARY AT VAN NESS PHONE FRANKLIN 1165

# AUCTION

## Parnassus Heights

and

## Golden Gate Park

# LOTS

Comprising all Unsold Lots in Blocks Bounded by Fourth and Seventh Avenues, I and K Streets

### EASY TERMS—One-fifth Cash, Balance in 4 Years

Sale Will Be Held at Our Salesroom  
**20 Montgomery Street**  
On Saturday, April 4th, 1908  
2 O'CLOCK P. M. CATALOGUES NOW READY

**G. H. UMBESEN & CO.**  
Branch Office, Fifth Ave. and H St.