

# Was Volume of Real Estate Sales in First Two Thirds of Year

## MILLIONS RECEIVED FOR REALTY

### Largest Transactions Are in Outside Lands and Homesteads

### Gaps in Downtown Section Being Filled Rapidly and Large Leases Are Made

At the close of the first two-thirds of the present year the district of San Francisco that led in number of sales, although not in the value represented by the total number of transactions for the period mentioned, was the outside lands and homesteads which take in particularly the Richmond and Sunset sections. The sales in number of each of the sections recorded up to the beginning of the present month were as follows, according to the best obtainable data: Outside lands and homesteads, 1,872; Mission, 1,411; Western addition, 588; Potrero and South San Francisco, 896; 200 varas, 165; 50 varas, 430. The record in values represented in each district at the end of the first two-thirds of the year makes an interesting showing in connection with the other facts hereafter supplied.

Up to the beginning of September the values represented by actual sales in the outside lands and homesteads were in total \$9,069,961; Mission district, \$2,245,451; Potrero and South San Francisco, \$1,004,258; 100 varas, \$2,026,671; 50 varas, \$5,780,529; Western addition, \$5,089,677.

### BIG RECORD OF SALES

The total sales for two-thirds of the year have been 5,435 in number and \$20,481,662 in amount. Possibly the data will afford some information showing the drift of inquiry in regard to districts and classes of investments that have been favored during the greater part of the present year. It is interesting to note that in the quarter of the year may disclose some variation in the conditions, but there is not any radical reason that has developed in recent transactions to expect a wide departure immediately.

The general activity of any section is reasonably well indicated by the number of real estate sales taking place within its boundaries. Naturally there are some sections in which the higher class properties in the 50 varas and the 100 varas than in the sections where there are more residential properties and business properties used in retailing to greater or less amounts. To enable purchasers to comprehend more clearly the boundaries of the several districts it may be said that the 100 varas section lies in that part of the city that is south of Market street and the 50 varas section lies in the heart of the city, between Market and Larkin streets. The 50 varas section lies north of Market street and east of Larkin street.

### SUBTREASURY SITE

The event of leading general interest relating to city realty in the last week was the placing on record of the deed by which Mrs. Virginia Vanderbilt conveyed for \$775,000 to the United States government the southwest corner of Sansome and Pine streets and an adjoining alley. The deed is for the site of a grand structure that the federal authorities will erect—the United States subtreasury. Plans have been drawn for the structure. When the purchase was noted off the government house site at Washington and Battery streets to the new and handsome building at Seventh and Mission streets, carrying with it the federal courts, the character of the downtown neighborhood was changed for a time. The new custom house and the new subtreasury building, being within a few blocks of one another, will not only be useful to businessmen by reason of their location, but they will also add value to the section in which they will stand, being both first class and elaborate and at the same time immensely useful.

### FILLING UP GAPS

While people wonder what will be the final conditions of certain large business lots down town that have been improved up to date, the most casual observer can not fail to notice that in all business sections the gaps are steadily filling up. In the last fortnight the large vacant lot at the southeast corner of Sutter and Kearny streets has been put on the market. This is in size 122 1/2 by 97 1/2 feet. If it is not sold it may be leased. Formerly several stores stood on this holding, but no effort has been made to improve it since the fire. Directly opposite the vacant land are the large buildings of two music houses. The general neighborhood has been and is splendidly built up. For this and other reasons much interest will attach to the fate of the vacant holding, as a whole or in subdivisions. The character of Kearny street has been so well settled by the class of improvements by which it is now adorned that there is little doubt that fine structures will round out the Kearny street blocks between Market and Sutter.

### NOB HILL IMPROVEMENTS

All classes of people are interested in two significant announcements relating to the near at hand improvement of the crest of Nob hill, adjoining the Fairmount hotel. The plans have been prepared, subject to modification by a local architect for the fine cathedral that will stand on the former Crocker estate block. The cost of this structure has not been determined. Undoubtedly it will be finely furnished and decorated and therein lies one element of uncertainty regarding the amount of money that will be represented by the sale of the property. When the cathedral is built, it will fit itself in a neighborhood of fine structures. The old Flood building was not so badly damaged but that its exterior is practically all usable. The plans for the new club building are in preparation in the hands of D. H. Burnham & Co. Another architectural firm has plans in hand for a 10 story apartment structure for the Nob hill heights. The old landmarks will disappear from the Nob hill eminences in the next two years, but the improvements will be devoted to such uses and will be of such high grade that they will probably attract more attention than was centered on the locality when the homes of the old railroad builders of California were their principal adornments.

### LARGE LEASE MADE

One lease of first class has been closed in the month ending with the present. It is for a two-story structure owned by A. Aronson, which will adjoin immediately on the east side the Flood building at the corner of Market and Powell streets. The lease runs for a term of years.



Sanford Sachs building, which is being erected at the southwest corner of Bush and Battery streets.

An adjoining unimproved half of the same property, the old Baldwin annex property, another building, also for business uses, will be erected directly by Aronson.

Two new bank structures will soon be in Market street, both of which will be in architecture and costly. The bank building of the Union trust company is partly erected. The steel frame is in position. In the same neighborhood the San Francisco savings union will erect a bank building that will represent an investment, with land, of something like \$1,000,000.

A somewhat interesting bit of gossip relates to the changed conditions existing along the line of the Hyde street branch of the California street road. In the region through which that line runs between the junction of Market and O'Farrell streets and the northerly terminus at North Beach, there were formerly scores of residences, an array of stores, theaters and other buildings. Since 1906, in the era of re-habilitation, the residential section in Hyde street north of California and the other residential section that was along Hyde, Pine and Jones streets has now been rebuilt largely with homes. On the contrary, the apartment houses has come into vogue. From these is derived so much business for the California street railway that the volume of travel, at least during the greater part of the year, is reported to be about equal to that secured just before the conflagration of 1906.

### Sell Lots on Lake Tahoe

The Ferguson-Breuner company have sold 150 lots at Tahoe Pines, Lake Tahoe, since July 18, for a total of \$50,000. The prices paid ranged from \$100 to \$2,500 a lot, according to size and location. Several buyers purchased entire blocks. The following list represents the buyers:

M. D. Fairchild, Fallon, Nev.; Mrs. R. Winston, Chicago, Ill.; Miss M. Haggart, 260 Francisco, Ill.; E. A. McConne, Reno, Nev.; E. A. Brown, Sacramento; L. Scheuch, San Francisco; H. B. Bradford, San Francisco; Miss Eva M. Smith, Bakerfield; G. G. Gillespie, San Francisco; Fred Wiseman, San Francisco; Miss M. E. Drake, San Francisco; Mrs. F. N. Francisco; Charles Millham, Fresno; Peter Courtenay, San Francisco; J. McKenzie, San Francisco; Richard Hicks, San Jose; Mrs. M. H. Norton, San Francisco; Harry Murphy, San Francisco; J. C. Quinn, San Francisco; Miss B. E. Smith, Sacramento; H. C. Buswell, San Francisco; Miss D. M. Kreiger, Sacramento; Edward Reese, Sacramento; John McKinley, Sacramento; John Strank, Capitan; G. Brayton, Sacramento; George Caplan, Sacramento; Archibald Yell, Sacramento; Miss E. S. Straun, San Francisco; A. C. Brent, Sacramento; H. H. Lusk, Sacramento; John Lawrence, Sacramento; Charles J. Long, Long Beach, N. D.; Diawidde, Ogden, Utah; Miss J. E. Drees, Reno; J. C. Quinn, San Francisco; Miss Flora Bell, Oakland; Gustavus Schulte, San Francisco; E. S. Walter, Oakland; John H. Miller, Sacramento; J. C. Anderson, Sacramento; Miss E. M. Kerr, Sacramento; A. McD. Riddell, San Francisco; Miss M. Welch, Stockton; Hugh Bradford, Sacramento; Mrs. A. F. Marsh, Sacramento; Miss M. Gregory, Sacramento; George F. Lockhard, San Francisco; Samuel Aldrich, Sacramento; Thomas Cox, Sacramento; D. H. Sherwood, Elk Grove; F. P. Christofel, Sacramento; William Lewis, San Rafael; J. C. Quinn, Sacramento; Mrs. E. S. Miller, San Francisco; William A. Schmitz, Sacramento; Fred J. Jackson, Sacramento; A. Carr, Sacramento; Miss M. E. Doherty, Sacramento; Norman K. Whitler, Los Angeles; Robert Dwyer, Sacramento; William Weisman, Sacramento; M. E. Spaulding, Sacramento; Robert Conder, San Francisco; A. Hicks, Sacramento; James S. Hamman, Sacramento; J. A. Owens, Sacramento; Miss E. Johnson, Sacramento; Miss E. G. Hutchison, Sacramento; Fred A. York, Sacramento; George Nevin, San Francisco; Percy C. Brown, Sacramento; A. Buchanan, Sacramento; Mrs. E. Lusk, Oakland; M. Chiswick, Sacramento; Miss M. McNeal, Sacramento; Charles Hollister, Sacramento; J. C. Quinn, Sacramento; Miss L. G. Quigley, Sacramento; Miss Louise Hutchison, Lake Tahoe.

### Leases and Sales

George E. Bev & Co. report the lease of 32 Jolie street, near the Fairmount hotel, for Edward Young, the architect, for \$250 a month. The property is an apartment house.

D. Coffin & Co. report active business. Their leasing department has closed quite a number of long term leases on business property during the last week. They also report the following sales:

Lot in Palmer street, 75 feet south of Randall, for James H. Hoffmann; lot in Randall street near Palmer, 25x75 feet, price \$700, for James Hoffmann; lot and improvements in Clapper street, 21 1/2 feet west of Castro, price \$2,500, to Helen Healy for W. L. Gort; lot and improvements at

### Sanford Sachs Building

At the southwest corner of Bush and Battery streets work has been started on the Sanford Sachs building. The plans have been prepared by Macdonald & Applegarth, architects. Three stories and basement will rest upon a pile foundation. The structure will be strong enough for five stories. The basement walls and floor will be reinforced concrete. The first, second and third stories will be of special ivory white brick. Fast running electric elevators have been provided.

The building must be completed before Christmas under the terms of the contract. The Williams-Marvin company has leased the entire structure.

### Firm Reports Big Sales

The following sales are reported by Rhine & Co., 259 Montgomery street:

Northeast corner of McAllister and Pierce streets, 27x310 feet, with improvements consisting of the first and second stories, Mrs. A. Gerst to a client of the office for \$6,000; 12 room house and lot 27x310 feet for \$5,000; Lawrence Myers to Louisa Wolfe for \$7,500; three flats have been leased, Mrs. A. Gerst to a client of the office for \$12,500; lot in the east line of Eleventh street, 50 feet wide of L street, to E. Haberlin for T. A. Beller; lot in Eureka street, 125 feet north of Twenty-second, 25x115.9 feet, price \$1,100, to H. G. Vogt for William O'Connor; lot and improvements at 4414 Twenty-fourth street, to H. T. Whitley for Winnie Wood; lot in Laidley street, 275 feet west of Fairmount, to Julia Banyan for F. A. Sieber; lot in Laidley street, 220 feet west of Fairmount, to Julia Banyan; lot and improvements at 721 Tehama street, to Harry Dillon for Annie L. Leonard, price \$2,500; lot and improvements at 1425 Vermont street, to Annie Algren for Agnes Douglas, price \$2,500; lot in Clifton street, 230 feet west of Castro, price \$1,150, to George W. Palmer for W. L. Gort.

### Sunset Heights Sales

Filmer & Meacham report the following sales:

Ursula Lager to Mary J. Barris, lot in east line of Sycamore street, 140 feet south of Grant, consisting of two flats, \$8,750.

John E. Dignam to Minnie Getz, lot in east line of Cole street, 135 feet north of Frederick, and two flats for \$8,500.

C. H. Horn to Elizabeth E. Donohue, lot in east line of Cole street, between Alma and Rivoli, consisting of a two flat building, new, for \$8,000.

Edward J. Duffey to Robert Morrow, lot in east line of Edgewood avenue, 27x311.6 feet, for \$2,000.

Clarence McGee to William C. Filmer, lot in East Line of Edgewood avenue, south of Belmont, 35x116, for \$3,250.

William C. Filmer of the firm of Filmer & Meacham is about to build a home at the cost of \$8,000.

Filmer & Meacham report an active demand for lots in Sunset heights, which is building up rapidly.

The same brokers recently leased for the Donahue estate to the Sanitary laundry company the southeast corner of Herman and Jesse streets for a term of years. A building of large size will be erected on the site by the laundry company.

### Make Sales in Mission

Sala & Sala report another favorable week of the Mission, having made several large sales. The firm reports a rapid rise in Mission real estate. They report the leasing of two large apartment houses and the renting of several flats. The following is their weekly list of sales:

Lot and improvements, 1312 Guerrero street, to D. M. Stevens by Henry Lightner, \$4,000; two flats at Douglas and Seventeenth streets to W. Harrington by R. Lewis, \$5,000; two flats, 252-261 Lexington street, to Lee Estess, by Fred Schell; lot at Fourteenth and Stevenson streets to J. Coaty by E. Silverer, \$4,300.

### Four Sales Reported

Baldwin & Stetson report the following recent sales:

Isidor Lipman, three fine flats of 10-14 rooms and bath each, lot 25x137.9, north line of Hill street, 178 feet west of Masonic avenue, \$11,500; Mrs. Frances M. Greene, two houses of seven rooms and bath each, lot 37-6x111.10, at 2306-8 Devisadero street; Mrs. John G. Barker, Broderick street, 50.5 south of Grove street, lot 20x110; Lester A. Collins, lot 20x60.6, north line of Bush street, 22.8 east of Leavenworth, \$3,250.

### Confirmed by Probate Court

Sales by Landgrebe, McNevin & Jones have been confirmed by the probate court for estates as follows:

Frederic Garner, lot 5, De Bonis tract, to Robert Kelly for \$3,000; lot 105, block 29, Mission and Thirtieth streets, to J. T. Harrington for \$750; lot in Palmer avenue, to E. Gould and R. R. Chorley for \$1,800; lots 2 and 3, block 39, Fairmount tract, to E. A. Schwarz for \$500; lot in Alabama street, to Bridget Wielan for \$2,100; lot 151, Spring Valley homestead, to F. J. Brown and H. E. Chandler for \$137.50; lot in Warren street to A. A. Mailard for \$650.

### Press Club to Give Hop and Entertainment

Newspapermen will dance with friends tonight.

There will be a dance at the Press club tonight. Having surmounted their mutual bashfulness by a series of successful ladies' nights last season for the newspapermen have decided to give a number of parties this fall, and tonight's hop will serve not only to start these entertainments, but also to celebrate the election of a new board of directors.

More than 300 cards have been sent out and the responses indicate that the clubrooms in Market street will be thronged when dancing commences at 9:30 o'clock. A special orchestra has been engaged, and the club dining room has been arranged not only for dancing, but also for an informal entertainment.

Among those who will take part in the entertainment are Mrs. Caro Roma, the prima donna soprano; Miss Ann Deer, the gifted vocalist of Oakland; Signor Joaquin Wanrell, the Spanish basso; Mr. and Mrs. Walter de Leon, Fred Hornick, and Francisco Tolini, the Italian magician.

## SANFORD SACHS BUILDING RUSHED

### Five Story Concrete Structure Must Be Completed Before Next Christmas

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### Mira Monte Lots Sold

Lyon & Hoag announce that all but nine of the lots in the Mira Monte tract in Marin county, the old McAllister homestead, have been sold by them. Mira Monte lies in Ross valley. The tract has been handsomely improved by buyers. The many attractions have caused the sales to progress in lively fashion from the start. The nine lots remaining are all desirable.

### Irish Volunteers to Hold Annual Picnic

### Big Athletic Meet to Take Place at Shell Mound

Company A of Irish Volunteers will hold its seventh annual picnic tomorrow at Shell Mound park. Several thousand tickets have been sold for the event. The company will assemble at the new Knights of the Red Branch hall, 1133 Mission street, at 10 o'clock tomorrow morning in full uniform and march to the ferry, headed by a military band.

### Escaped from County Hospital

Some patient at the city and county hospital, jumped over the fence yesterday morning and escaped. Stone went to the Standard hotel, Sixth and Townsend streets, and there became ill. He was taken to the central emergency hospital, where he told the story of his escape.

### Arrested for Stealing Furniture

Rudolph Chapdelaine, a polisher with the Lindholm furniture company, was arrested yesterday on three charges of petty larceny. The company had been for some time missing chairs, curtains and other articles. Detectives watched for developments, which led to the arrest of Chapdelaine and the recovery of most of the stolen property.

### Five Year Sentence for Theft of 15 Cents

### Incorrigible Youth May Repeat While Breaking Rock

A 15 cent theft caused a five years' sentence in Folsom to be passed on John Alenter by Judge Dunne yesterday.

Alenter is a young man, but so worthless that there appeared to be no possibility for a reformation except through the discipline of prison. The 15 cents was the purse of Florence Knudson, the complaining witness. Alenter snatched the purse, but was unable to keep it.

Fred Evans was sent to San Quentin for three years, Charles Williams for 18 months and Daniel Doherty to the county jail for 30 days by Judge Dunne yesterday, all for the crime of burglary.

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Albert Hoskins, 2707 Folsom street, San Francisco, Cal., says: "I can recommend Doan's Kidney Pills, as I know from personal experience that they act as represented. I had severe attacks of kidney trouble and I believe the complaint was brought on by the nature of my work. Dull pains in my back annoyed me greatly and my kidneys were very weak, as was shown by too frequent passages of the kidney secretions. Reading about Doan's Kidney Pills, I was led to get a box and begin their use. They brought me relief from the first and in a short time entirely removed my trouble."

## DOAN'S KIDNEY PILLS

Backache Will Get Worse and Worse Until the Kidneys Are Cured.

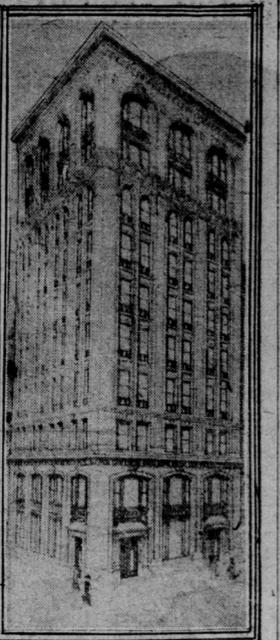
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ROGERS & STONE CO.  
30 MONTGOMERY STREET Phone Douglas 4580  
Branch office on the Tract. Phone Mission 1987



White investment company building, to be erected at the northeast corner of California and Battery streets.

### Cupid's to Adorn Large Leases

### A High Building Are Negotiated

### Pretty Ornamental Work Designed for White Investment Company Structure

The northeast corner of California and Battery streets will be adorned before the first of the coming year with a fine structure erected for the White investment company. The plans, by Lewis P. Hobart, the architect, show a structure of 10 stories and basement, subdivided into stores, offices and lofts. The materials employed mainly in construction are red brick, steel frame, stone and terra cotta trimmings for the exterior.

The foundations are ready for the steel framework. The cost will be \$200,000. A feature will be an elaborate vestibule, elliptical in form, that will be finished with Vermont statuary marble.

Ornamental features for the exterior of the structure will include cast iron balustrades at each floor level. The long lines of the design are relieved by high window openings, which are contained but at the ninth floor level, to be treated with figures, in relief, of Cupids.

### Dinge Park Popular

"We are not surprised at our success in selling Dinger park lots," said J. R. Howell yesterday. "In fact, we expect to do even better in handling this property during the next three months than we have in the past. Of all the tracts we have ever put upon the market Dinger park shows the greatest future in the early stages of its development of any property we ever handled."

One of the most successful real estate investors in California recently expressed great confidence in the future of Redwood City, particularly Dinger park. This man is close to both Southern Pacific and the Western Pacific railroad officials and well informed, in addition, as to the plans of the Western power company, a corporation which expects to invest millions of dollars bringing power from San Francisco and adjacent towns.

"I believe," he said, "and unpublished facts that I know of strengthen me in my belief, that in the oak covered lots of Dinger park lies the greatest field for small investment in this part of California. I know something of the plans of certain businessmen regarding Redwood City and I will say without hesitation that if I had a brother with only \$100 or \$200 cash I would advise him to get in and secure a lot in Dinger park. This is one of the safest and surest small investments ever made in this state."

Since May 1 216 lots have been sold in this tract by Baldwin & Howell, an average of nearly two lots a day. These lots in nearly every instance have been sold snugly, so that at least 175 or 200 individuals are already representative of the ownership of this property.

### Escaped from County Hospital

Some patient at the city and county hospital, jumped over the fence yesterday morning and escaped. Stone went to the Standard hotel, Sixth and Townsend streets, and there became ill. He was taken to the central emergency hospital, where he told the story of his escape.

### Arrested for Stealing Furniture

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Saturday, Sept. 18th, '09

How would you like to wake up in the morning and hear the birds singing in the oak trees that shade the sleeping porch of your bungalow?

And feel the fresh, crisp country air filling your lungs and starting your blood to circulate?

Do you know \$100 in cash will start you well on toward the ownership of such a little private paradise?

It's a fact!

Just step in today and ask for the folder on Dinger Park. It's intensely interesting to a fellow who really wants to live and enjoy life.

It only takes 35 minutes to reach Dinger Park from Third and Townsend, San Francisco.

**BALDWIN & HOWELL**  
SOLE AGENTS  
318-324 Kearny St., San Francisco  
H. C. TUCHSEN, Res. Agt.,  
Redwood City