

Richmond District at Present One of the Popular Sections

MAP OF THE RICHMOND DISTRICT

Rapid Growth in District Having Special Advantages for Residence and Business

The western section of the city which has developed largely as a new business district within the last few years is comprised in what is known as the Richmond. In this section there are included 350 blocks. Richmond extends from First avenue to the ocean and from Fulton street to Lake. Bounded on the north and south by large parks, it has necessarily been found profitable for street railway exploitation. As a consequence it has several direct lines to Golden Gate park, two direct lines to the ocean, and another one projected and practically completed, but not yet operated, that extends along the northern boundary of Golden Gate park, being the McAllister street line and its extension in Fulton street.

MADE RAPID ADVANCE

With the convergence of many lines in the north side of Golden Gate park, the entire Richmond district has been familiar to tens of thousands of San Francisco people each Sunday and holiday for a term of years. The Richmond district had a large start prior to the fire of 1906. That disaster, by cutting off a large part of the then inhabited areas of the city from immediate use, created an instant demand for new building sites. Land boomed in Richmond, many new blocks were cut up, placed on the market and sold, and then covered with buildings of good class. So a large patronage has come to the neighborhood stores that existed in Point Lobos avenue, Clement street and California street.

The creation of a new business section is always of large interest in any city. Richmond is widely separated from the downtown districts, and that gave it, at a start, what might be called a neighborhood advantage. Purchasers of small articles found that they could buy satisfactorily near their homes. The development of a district and the large growth of population in Richmond caused an increase not only in the number of stores, but also made it feasible to carry large stocks of goods of all sorts.

EXTENDS BUSINESS AREA

Richmond has now extended its business area, with some small break on three streets, continuously from First avenue to Twelfth avenue. In Clement street farther out, at Nineteenth avenue, and again at Twenty-fifth avenue, there are stores which seemingly are destined to be the nuclei of separate business growths, but a part of the general extension of business along practically the entire length of Clement street.

The first street railway to penetrate the Richmond district was the Geary street line, which went out Point Lobos avenue, turned into Fifth avenue and then to Golden Gate park. A few years later the line which runs around the hills at Point Lobos was constructed. Then as a result of the controversy between the old Market street railway and Adolph Sutro the line which runs along Clement street to the ocean, which originally connected with the Sutter street road, was built.

INCREASING VALUES

The opening up of so large a tract of land by the street railway necessarily foreshadowed a large population in the district. The price of lots jumped immediately upon the announcement that the Geary street road would construct its line to the park from its old terminal at the cemetery. Each successive extension of railway has had the effect of increasing values. In addition to the two large parks, the Presidio and Golden Gate park, that form its pleasing margins, the district, on the north and south, picturesque and lent to the section by the Presidio terrace, the finely improved Jordan tract and the scenic settlement at Bakers beach.

Clement street is the best developed business street in the Richmond district up to date. Within the last few months considerable activity has been competent to give to California street, west to Sixth avenue, and to the east of the same avenue for a short distance, quite a promising business aspect. Handsome stores have been erected there, the street has been improved, and the entire neighborhood is taken on a favorable look for investors in business properties. North of Golden Gate park four streets have at different times had a number of stores each. Fulton street, temporarily eclipsed by the removal of the Chutes, bids fair to be stimulated by the completion and operation of the Fulton street electric railway line. Point Lobos avenue, favorably situated for business, has never enjoyed the advantages of a street railway through it farther west than Fifth avenue, excepting the lines that cross it at Sixth and Eighth avenues.

FOUR STORY BUILDING FOR HAMMAM BATHS

Lease Secured for Structure in Ellis Near Mason

Wolf & Hollman report the leasing of an important improvement about to be made on the lot in the south line of Ellis street, 57-5 west of Mason street, 55 by 90 feet.

ATTRACTION FOR INVESTORS

The growth of rents values, as indicated by the rents received for improvements, has been sufficiently marked to give Richmond great prominence and consideration on the part of brokers in realty and investors. Between Thirteenth and Fourteenth avenues the district is crossed by the boulevard, now in construction, which will connect the splendid driveways of Golden Gate park and the Presidio.

GROUP OF INTERESTING SALES OF LOTS IN CITY

Shainwald, Buckbee & Co.'s Clients Make Good Deals

Shainwald, Buckbee & Co. report the following interesting sales:

For Mrs. Dora Guyas, lot in south line of Francisco street, 58-9 east of Kearny, 45x102, for \$7,500.

For estate of Barbara A. Smith, lot in east line of Larkin street, 112-6 north of Jackson, 32-9x137-9, for \$5,500.

For Mrs. Helen Chesebrough, lot at southeast corner of Second avenue and Clement street, 25x82-6, for \$6,000.

For Mrs. Samuel Baker, lot at northwest corner of Eighteenth avenue and Lake street, 25x120, for \$3,100.

For Amette Elberg, lot in east line of Ninth avenue, 150 feet south of Lake street, 25x120, for \$1,000.

For T. Brown, lot in east line of Seventeenth avenue, 100 feet south of Lake street, 25x120, for \$1,000.

For Miss Helen Chesebrough, lot 19, Block 28, Hearst avenue, Sunnyside, to Mary McGrath, for \$500.

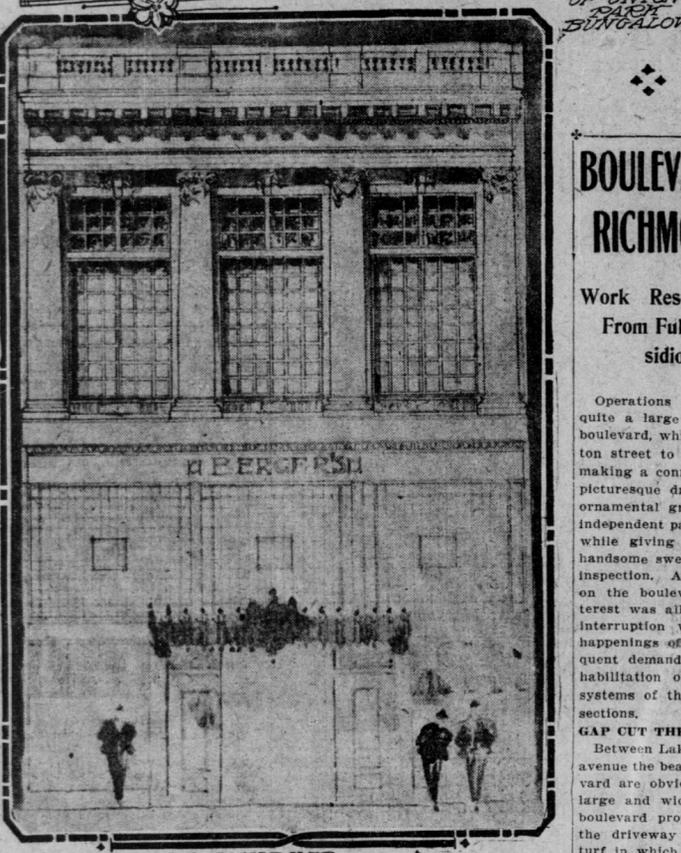
For the same owner, lot 16, Block 28, Hearst avenue, Sunnyside, to James J. McGrath, for \$300.

BUILDING IMPROVEMENTS THROUGHOUT THE CITY CAUSE FAVORABLE COMMENT ON THE PART OF RESIDENTS AND STRANGERS AS WELL

STRUCTURES THAT DEMONSTRATE FAITH OF INVESTORS IN ASSURED PROSPERITY AND STEADY GROWTH OF SAN FRANCISCO.



TYPE OF UNION BUNGALOW.



ARONSON BUILDING



MAINWELL BUILDING

BOULEVARD HELPS RICHMOND DISTRICT

Work Resumed on Highway From Fulton Street to Presidio Reservation

Operations have been resumed on quite a large scale on the Richmond boulevard, which will extend from Fulton street to the Presidio reservation, making a connecting link between the picturesque drives in those two large ornamental grounds and supplying an independent park system for Richmond, while giving to the city at large a handsome sweep of landscape for easy inspection. After work was suspended on the boulevard some time ago interest was allowed to languish. The interruption was due mainly to the happenings of 1906 and to the subsequent demand for money for the rehabilitation of the street and sewer systems of the city in the downtown sections.

GAP CUT THROUGH RIDGE

Between Lake street and Point Lobos avenue the beauty and use of the boulevard are obvious. In the center is a large and wide space devoted to the boulevard proper. On either side of the driveway are stretches of green turf in which have been set out lines of shade trees and more or less ornamental shrubs.

These rows of trees border the drive and are also on the margin of the turf at Thirteenth and Fourteenth avenue. A broad green band runs through the Richmond district for a number of blocks. South of Point Lobos avenue the signs of recent operations are observable. On to the south, before Fulton street is reached, there is a high hill of sand which could be removed easily and it is there that road gangs are working daily. Through the sand ridge a gap has been cut, which, being the entire width of the boulevard, combined with the width of Thirteenth and Fourteenth avenues, looks quite formidable.

WORK APPEARS EASY

The ease with which the material can be moved the comparatively short distance to be traveled by the street workers induces the supposition that the entire length of the boulevard can be opened and established on the official grade by the first of the coming January. From the park into Fulton street no time will be lost in connecting the driveway. North of Lake street there is some private property to be crossed and some cutting will be necessary to establish the grade into the Presidio drives; but the total distance involved is quite short, and the work is trifling in comparison with that which has been done.

None of the boulevard driveway has been paved yet. The time to be consumed in that work ought not to be very long. The expense will be reasonable. All the horsemen, owners of automobiles and pedestrians who seek new routes for pleasure will be pleased to know that real progress is now rapid and that a parked place that will resemble the panhandle north of Oak street will be in existence in the near future.

Trees grow rapidly. Already the trees that have been set out have reached the height of from 10 to 15 feet. As they are mainly of the varieties of the eucalyptus they are growing quite rapidly and will soon form a windbreak that will insure quiet air along the drive. At the same time they will give a touch of agreeable color to the entire Richmond district.

The largest building that has been constructed on the line of the boulevard is the Sutro grammar school, a fine structure that stands nearly completed. Just north of Clement street, on the east line of Thirteenth avenue, the other buildings between Clement street and Lake in the east line of the boulevard are mainly residences and saloons.

RESIDENCES ON WEST SIDE

On the west side of the boulevard the district, up to date, is strictly residential; but all improvements along the boulevard route on its northern section practically end at Point Lobos avenue, although there is a slight fringe of buildings extending about half a block south of Point Lobos avenue on the west side of Fourteenth avenue.

Beyond Point Lobos avenue for a distance of about a block, private persons have fenced in a large tract of land, which is held for sale when the improvements are completed. On the heights, over toward Fulton street, some dwellings have been constructed. At that point the boulevard reaches its greatest elevation and commands an unobstructed view of

OLD LAWSUIT ENDS AND SALE FOLLOWS

Deal Is Consummated After Seven Years in the Courts

After nearly seven years of litigation the sale of the Baldwin Annex made by Thomas Magee & Sons in 1902 has been finally consummated.

Those interested in real estate matters will probably remember that immediately after the sale was made under a written authorization from the late E. J. Baldwin to the above firm Baldwin began a lawsuit in which the authority of William A. Magee and Thomas Magee, the surviving partners of the old firm of Thomas Magee & Sons, to make the sale was denied. This contract, it was intended, was canceled by the death of Thomas Magee Sr. and the surviving partner, it was claimed, had no legal right to sell the property under the original authorization.

A. Aronson, the purchaser, and the Magees were made defendants in this suit and their right to make a contract of sale and Aronson's right to purchase under it were confirmed by a judgment in the superior court by Judge Murasky.

IMPORTANT LEASES IN DOWNTOWN DISTRICT

Brokers Report Several Recent Realty Transactions

Davidson & Leigh report that they have leased for the Sheldon-Froctor company an apartment house at the southeast corner of O'Farrell and Jones streets, to be six stories in height, with a basement. To Mrs. Jennie Frith for a term of 10 years, the total rental being \$102,000.

The Powell Street investment company has leased to Andrew W. Turpin a six story reinforced concrete hotel building in the west line of Powell street, 22-1/2 feet east of Eddy, for 10 years on private terms.

D. Goudy and Isidor Madrileres have leased from Eben W. Ferguson property in the north line of Commercial street, 65 feet north of Kearny, for seven years for \$28,200.

A. Katterman has leased from the City and County bank the southeast corner of Sixth and Stevenson streets for 10 years for the sum of \$48,000.

CLOSING THE LAST GRANT AVENUE GAP

Bankers' Investment Company to Erect Building

The Bankers' investment company has let a contract for a three story building in Grant avenue between Market and Geary streets. The lot has 55 feet front and is located between the Magnin building and the new Union trust company building.

The building will be completed April 11, 1910, and when finished will mean that the entire frontage on Grant avenue from Market to Geary streets, 275 feet, will have been improved.

The plans are in the hands of Thomas Magee & Sons, the agents for the Bankers' investment company, and show a building suitable for high class retail business.

FALSE PRETENSES ALLEGED—Mrs. Albertine Hochstadt

Alleged to have obtained a warrant yesterday for the arrest of D. K. Stevenson on a charge of obtaining \$200 from her on the false representation that he was agent for a furniture company.

ELECTRICIANS TO BANQUET—The employees of the Automatic electric company, who for many years have been engaged in installing the Home telephone system in this city, will banquet Saturday night at a downtown hotel.

The majority of them who came to this city from Chicago will soon leave for their homes.

TRANSPORTATION—REFUND COUPON

FREE TICKET

TOMORROW, SUNDAY, OCT. 31st TO DINGEE PARK REDWOOD CITY AND RETURN

NAME..... FROM.....

SIGNED..... CASHED.....

CUT OUT THIS ADVERTISEMENT

We will refund you the cost of your and your wife's ticket to and from Dingee Park from San Francisco or any of the bay cities or from San Jose or any intervening city if you will go down tomorrow. All you have to do is to buy a Sunday return ticket to Redwood City (costs a dollar from San Francisco) and show the return stub to our agent at the tract, who will give you order on us for amount you've spent. You need not have to buy and will not put yourself under any obligations to us.

The best trains leave Third and Townsend tomorrow at 8:05, 8:20, 9:00, 10:40, 11:40 a. m., and at 2:00, 3:15, 3:20 and 4:20 p. m.

WHAT DINGEE PARK IS LIKE

It is covered with the grandest forest of oaks upon the peninsula.

It is within half a block of the S. P. R. R. depot at Redwood City and slopes gradually back to the hills.

It is within the city limits of Redwood City, close to fine schools and protected by the fire and police departments of the municipality.

\$100 down and \$10 a month buys a lot with oak trees upon it. Some lots as low as \$600. Send for descriptive booklet.

It's the very place you've been looking for.

BALDWIN & HOWELL

318-324 Kearny Street, - - San Francisco

H. C. TUCHSEN, Resident Agent, REDWOOD CITY

MANY SUNNYSIDE ADVANTAGES SHOWN

New Subdivision Has Grand View, Good Car Service, and Is Growing Fast

By CHARLES P. ROGERS

The new subdivision of San Francisco, Sunnyside, located practically in the geographical center of San Francisco, 22 minutes from the city hall, on seven different electric car lines, has attained a high place in the San Francisco realty market. Its general location, together with its accessibility and modern facilities, is making of Sunnyside a thriving community. The city has recently completed another splendid school, costing in the neighborhood of \$5,000. Homes are springing up like mushrooms, stores and other business houses are being installed.

The great Sutro forest, with thousands of acres of eucalyptus trees, adjoins Sunnyside on the west. The gentle south slope of the hills and splendid panorama in front make a very desirable home site. Twenty-five hundred people are now living in this community. Numerous homes are under course of construction and many more are contemplated.

The Rogers & Stone Co., owners of Sunnyside, placed this property on the market in a very novel way, selling lots on small payments and building houses in the same way, so that purchasers could stop paying rent immediately and apply that to their own homes. It apparently has appealed very strongly to the San Francisco public.

The first idea that strikes the purchaser is, "What is the car service, car fare and distance from the center of the city?" The writer has endeavored to explain these conditions in this article.

Everybody in San Francisco is asking this one question today, "Where will there be room for the increasing horde of humanity to live 5, 10 and 15 years from now?" The problem reverts itself to the properties within easy access to the center of the city. Our crowded flats and hotels speak very loudly of the truth of these statements. The exigency of the present is enough to cause the most conservative investor to realize the significance of these facts.

The San Francisco bay, that grand body of water which every San Franciscan points to with pride swelling the heart, is a monument to the future of this great city.

A trip to Sunnyside is a treat to any one, as it gives an idea as to the great building and development progress in that section of San Francisco which leads to the Golden Gate.

Any car marked 10 on the box or any car which transfers to this car or any of the Guerrero street car lines run direct to Sunnyside. One can see what the Rogers & Stone Co. and residents of Sunnyside are doing for that section of our city. There is one five cent fare to Sunnyside, and a view of the bay and Sutro forest when you get there.

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\$10 and \$6 DOWN and A Month Buys a Lot in the LEVY TRACT

JUST OPENED and in San Francisco. Located in the Excelsior Homestead District.

Between Russia, Naples, Amazon and Athens streets.

Fine level lots, with cement sidewalks, sewers, Spring Valley water, each lot surveyed, McEnerney title and free taxes.

WHY is this district so rapidly building up?

BECAUSE the schools, the climate and the excellent car service make it the MOST DESIRABLE location for homes in the city.

The prices, too, are most reasonable and within reach of EVERYONE.

A little down—a little each month—that's it.

COME OUT with the crowd next Sunday. COME OUT and take a look.

Take Polk and Larkin, Ingleside, Cemetery or San Mateo cars to Mission St. and Russia Ave., where on Sundays automobiles will meet you and take you over the property.

Tract Office, at Italy and Vienna Sts., is open on Sundays and on week days during the afternoon.

T. F. A. OBERMEYER

Agent.

N. C. TERWILLIGER, Sales Manager, 299 Monadnock Building, San Francisco, Cal., Tel. Kearny 1892.