

Propositions That May Alter Topography of San Francisco

EXTENSIVE PLANS FOR IMPROVEMENT

Rincon Hill, North Beach Tunnel, Leveling Sansome, Roads Through the Cemeteries

Four propositions are now under consideration that are calculated to change the topography of San Francisco. An agreement has been reached which seemingly removes the last obstacle in the way of regrading Rincon hill.

The Jordan Park improvement association is about to ask the supervisors to condemn strips of land through the cemeteries in the city so that streets may be opened.

At the north end of the city there are two propositions that attract interest. One is the running of a tunnel from Sutter street under the hills, over to North beach. The other is the cutting down of the grade in Sansome street so that it may be a practically level thoroughfare its entire course.

RINCON HILL GRADE

The first of these propositions, relating to Rincon hill, is a proposition similar to the others at this time, simply because it probably will be realized within a very short time. Back of this is the Yerba Buena company, which has made an application through the streets committee of the board of supervisors for a permit to construct the spur track to connect with that of the United Railroads in Kentucky street.

Eleven property owners, whose damages aggregate a little more than \$5,000, have reported to the supervisors that a satisfactory arrangement has been made between them and the Yerba Buena company for the Rincon hill grading. Prior to the issuance of a permit for the spur track an appropriation of \$15,000 will be added to regrade the city's part of Hawthorne street on Rincon hill.

STREETS THROUGH CEMETERIES

The project to grade through the cemeteries is calculated to add a large sum to the assessment roll of San Francisco, amounting to many thousands of dollars. This action is made possible through the recent action of the supreme court of the United States in sustaining the validity of the ordinance forbidding the interment of any more bodies within the confines of the city and county of San Francisco. This proposition has been discussed at various times within the last few years, but no work was authorized because the whole matter is tied up in litigation. There are 48 city blocks contained in Laurel Hill, Masonic, Odd Fellows and Calvary cemeteries.

Concerning the tunneling to get to North beach by an easy grade and the cutting down of Sansome street to facilitate teaming it may be said that strong pressure will be brought to bear in advocacy of both enterprises.

OPEN LARGE TRACT OF FARM LAND IN YOLO

Cox & Co. Will Place 3,000 Acres on Market

Cox & Co., a real estate firm of 209 Monadnock building, composed principally of Charles J. Cox Jr. and George F. Shauer, have recently promoted the Irrigated Valleys Land Company of California, which is incorporated for \$150,000. They purchased the Woodland tract of over 3,000 acres in the western part of Yolo county, in the heart of the Sacramento valley. By engineering they will throw this entire body of land under irrigation. This is considered by the people of Yolo county to be a big thing, as it will revolutionize the methods and farming industry in this section.

Cox & Co. are the exclusive selling agents for the Irrigated Lands Company of California, the holding company and owners of the Woodland tract. This company is composed of William H. Hertzner (president), A. H. Bergstrom, Eric Lange, Charles H. Wagner and Charles J. Cox. The engineers for the subdivision of this tract and the building of the irrigation works are M. R. Daniels of Woodland and P. N. Ashley of Woodland. They are building a fine irrigation system, taking water out of Cache creek, which is the only outlet of Clear lake, and are building a large enough to irrigate 10,000 acres.

The company will give the settlers free water rights and charge no irrigation tax, which will make the cost of irrigation very low. For the purpose of handling this tract and doing a general land business, Cox & Co. will establish branch offices at Woodland, with William Chaney manager; at Sacramento, with George N. Cox manager, and at J. J. Shauer will manage the San Jose office.

They have also purchased three tracts of land near Los Gatos, which they are now having subdivided into acre and half acre lots, to be placed on the market in May for high class country homes.

GLEN PARK DISTRICT ATTRACTS ATTENTION

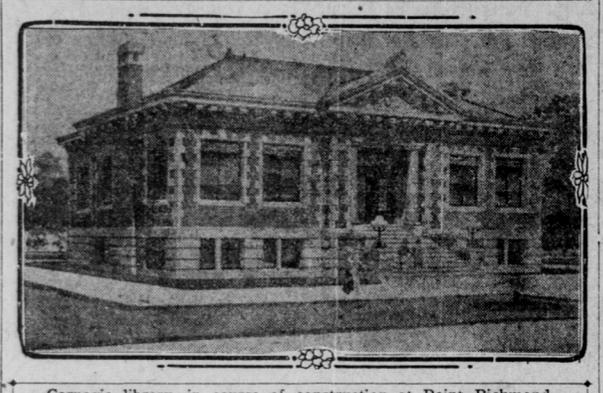
Development Work Going Forward on Large Scale

During the last few months considerable development work has been going on through the Glen park district. Not only have owners been erecting homes, but property suitable for subdivision along the east slope of the hills adjacent to the park is being improved preparatory to being placed on the market in the near future.

The Crocker estate company appears to be quietly working out plans for the development of its holdings in this locality. The estate has recently expended large sums of money for street improvements and for improving Glen park to make it one of the sight seeing points of interest in San Francisco.

There is a movement to secure the park for the city, to provide the children of the Mission with a playground and other attractions.

Richmond Shares in Bounty of the Great Iron Master



Carnegie library, in course of construction at Point Richmond.

GRAND LODGE WILL DIVIDE BIG LAY CORNERSTONE SAN RAFAEL TRACT

Carnegie Library Will Be Valuable Addition to the Progressive Community

A Carnegie library is in course of construction at Point Richmond, Cal. The building is well along toward completion. The laying of the cornerstone has been deferred on account of unsettled weather, but will take place at 2 p. m. today. The grand lodge of Masons will officiate.

The building when completed will cost \$20,000. The first floor contains stock rooms, juvenile room, general reading room, retiring room, reference room, etc. The basement contains well arranged lecture rooms, men's lounging room, receiving room and heater room. A plenum heating system is provided. The exterior is finished in pressed brick with stone trimming, with a reinforced concrete basement. The roof is of slate with copper trimmings. The interior finish is in slash grained pine and quartered oak. Every endeavor has been made to make this a model building, perfect in arrangement and equipment. W. H. Weeks, 251 Kearny street, is the architect.

REAL ESTATE TRANSACTIONS

Thomas E. Palmer to Victor A. Kuehn and wife, lot in W line of Clayton street, 208-9 S. of Waller, S 25 by W 25, \$10.
George A. M. Stahl to Philip Yager, lot in E line of Larkin street, 67-68 S of Jackson, S 27 by E 82-86, \$10.
Charles and Kristine Weirich to Albert P. Jais, lot in W line of Eighteenth avenue, 125 N of Point Lobos, N 25 by W 120, \$5.
Celestine J. Walker to Mary F. Mullen, lot in W line of Polk street, 112-13 S of Farrell, S 24 by W 71-85, \$10.
William John and wife to Mary F. Mullen, lot in W line of Jones street, 90-9 S of O'Farrell, S 22 by W 71-85, \$10.
William Adams to Celia Gou, lot in N line of Jackson street, 106-8 E of Grant avenue, E 46-75 by N 137-5, \$10.
Lena Strehl to Charles Strehl, lot in E line of Convent street, 175 S of Mariposa, S 25-6 by E 100, \$10.
Same to Charles Strehl, lot in E line of Convent street, 175 S of Mariposa, S 25 by E 100, \$10.
E. H. Robert Strehl, lot in E line of Convent street, 150 S of Mariposa, S 25 by E 100, \$10.
Ella White to Frederick C. Farmer, lot in SE line of Paris street, 270 NE of France avenue, SE 100 by NE 50, \$10.
Real Estate Development company to Ludwig Grabe, lot in W line of Texas street, 225 S of Twelfth, S 25 by W 100, \$10.
Michael Foley to Margaret Foley, lot at SE corner of Seventh and Minna streets, SE 55 by W 100, \$10.
Annie L. Kennedy to Sol Getz & Sons, lot in E line of Forty-seventh avenue, 225 S of S street, S 25 by W 240, \$10.
Real Estate and Development company to Hans Welly and wife, lot in W line of Carolina street, 250 N of S street, S 25 by W 100, \$10.
Trinidad Doulin to Pietro Dito et al., lot at W corner of Filbert street and Jaspur place, S 62 by W 30, \$10.
Devoey Coffin and wife to John H. Nevins and wife, lot in E line of Bond street, 120-25 N of Vallejo, N 25 by E 105, \$10.
John J. Bezan and wife to H. H. Young, lot in E line of Fulton street, 25 N of Fifteenth street, N 50 by E 100, \$10.
Lizale A. Spruance to John Griffin and wife, lot in E line of Bond street, 50 S of France avenue, SW 25 by SE 100, \$10.
Herman Frankel to Stillman E. Brown, lot at E corner of Fifth avenue and S street, NW 73 by SW 100, \$10.
Edgar Pomroy and wife to Karl Spencer Pomroy, lot at SW corner of Sixth and Bond streets, NW 75 by SW 100, \$10.
Angelia C. Billings to F. Rathjens, lot in S line of Duane street, 418 E of Castro, E 25 by S 114, \$10.
John Perry to Hermann Fisher, lot in S line of Brogan street, 155 W of Valencia, W 150, S 30, W 45, S 25, E 25, N 5, E 170, N 75, \$10.
Eduard Peter Albrecht to E. N. Burrows, wife J. S. Onriss, lot in E line of Sutter street, 190-9 E of Jones Foley, lot in E line of Hyde street, 68-9 S of California, S 22-11 by E 80, \$1,900.
Karl Nyve and wife to Johanna Adolph et al., lot in S line of Bond street, 130 E of Willie, E 100 by S 137-8, \$10.
Ernest Brand and wife to Fred C. Perry, lot in SW line of Stewart street, 26-2 S of Wisconsin, SE 37-4 by SW 45-10, \$10.
Marcella G. Fischbeck to Herbert E. Fischbeck, lot in N line of Sutter street, 190-9 E of Webster, E 24-7 by N 147, \$10.
Julia A. Cleary to Patrick M. McDonald, lot in E line of Howard street, 67 S of Twenty-fifth, S 97-6 by E 115, \$10.

Building Contracts

Charles F. Baner with Peterson & Pearson, James S. Fenell, San Francisco elevator company and J. Loney—To erect a two story and basement brick building in SE line of Mission street, 575 NE of Eighth, NE 25 by SE 85, \$1,000.
Charles Josselyn with Western Iron works—Iron work, structural steel, concrete, electrical, plumbing, etc., for a four story and basement brick building in N line of Sacramento street, 115-10 E of Green street, E 21-8 Burrows, wife J. S. Onriss—To erect a building at NE corner of California and Bond streets, 110-7 W of First avenue, S 80-15, W 25, S 88-10, E 25-14, \$8,000.
B. Sprickels with Mahoney Brothers et al.—To erect a building at NE corner of California and Bond streets, 110-7 W of First avenue, S 80-15, W 25, S 88-10, E 25-14, \$8,000.
George W. Dougherty with Bauer construction company—All work except plumbing, painting and gas fixtures for one story frame building in N line of Bond street, 45 E of Thirteenth avenue, \$1,500.

CALIFORNIA STREET PROPERTY IS LEASED

A lease has been recorded of property in the north line of California street, 137-6 feet east of Dupont, 50x137-6 feet, from Robert S. Knight to Henry Black, for a period of 10 years. The total rental will amount to \$40,000.

DEFECTS FOUND IN PUBLIC WORKS

Merchants' Association Inspection Bureau Deserving of Hearty Support

Many defects have been discovered by the bureau of inspection of the Merchants' association in the public works performed under the San Francisco bond issues of 1904 and 1908. Specimens of the bad work or bad materials that have been detected are specified in the last issue of the Merchants' Association Review as follows:

"Some poor spots in sides of concrete sewer will have to be picked out and patched.
"Fourteen yards of inferior rock delivered. City inspector notified by bureau inspector and contractor ordered to mix same with large proportions of good rock.
"Section of invert leaked, showing porous concrete. Ordered picked out by city inspector.
"Underbarrow trilled brick delivered and rejected; later used for manholes, and good for this purpose.
"Small leak in side wall of (cistern) five feet from bottom; will be repaired later if not cured.
"Pipes remain in the way and may have to be constructed in, thus endangering the structure (cistern). This bureau is using its power toward having these obstructions removed.
"Water tank in attic (of school) not securely set. City architect has ordered it made secure on request of bureau.
"Excavation for footings completed and shows poor foundation (for school). City architect planned to increase area of footings, but bureau inspector protested against proceeding without further investigation, and therefore additional tests are being made.
"Safely valve lacking on boiler of heating system (school). City architect notified, and safety valve will be set."

PROTECT FUTURE GENERATIONS

In view of these and other similar discoveries the Merchants' association, speaking for hundreds of the largest business houses in San Francisco, calls for a strong support for the inspection bureau and makes the following claims:

"Future generations of San Francisco are going to look back and thank the fathers of the present who are taxing themselves in time and contributions to see that the public works under the bond issues of 1904 and 1908 are properly executed; provided, of course, that the money is well spent. If it is not properly executed these improvements are not going to be worth the cost, and yet that cost will have to be met, in part, by the tax payers of 45 years hence. It would be a sorry legacy to leave to the children of the city for them to pile up a debt for them to reap the benefit, and then leave them a legacy not of value received for the money inherited, but of heavy charges for maintenance of choked and broken sewers, poorly constructed public buildings and a fire protection system that would fail to protect.

"The San Francisco of today is not paying for these things. It is borrowing to pay for them. Borrowing, when your credit is good, is a delightful transaction, almost as agreeable as spending what you have earned. If we are to have the fun of the borrowing and the spending, absolutely it is our moral duty to see that those who have to suffer the pangs of paying shall feel satisfied with what we bought them with their money; that they shall be able to rely for the protection of their lives and property on the honest construction of their public buildings, on the hidden reinforcement of their fire cisterns and reservoirs, on the joints and valves of their high pressure mains, on the effective working condition of the miles of sewers buried under ground.

"For these reasons, if we are to have the fun of the borrowing and the spending, absolutely it is our moral duty to see that those who have to suffer the pangs of paying shall feel satisfied with what we bought them with their money; that they shall be able to rely for the protection of their lives and property on the honest construction of their public buildings, on the hidden reinforcement of their fire cisterns and reservoirs, on the joints and valves of their high pressure mains, on the effective working condition of the miles of sewers buried under ground.

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SALES SHOW AN ACTIVE MARKET FOR THE WEEK

D. Coffin & Co., 2528 Mission street, report a very active business in their sales department as well as a large volume of fire insurance written in the last week. They have recently placed on the market the Brooks ranch, located one and a quarter miles south of Colma, facing Mission street, in small subdivisions of from three to five acres. From present indications they will dispose of a great part of it soon. Among the most recent sales of city property are the following:

Two lots in Rhode island street near Twelfth.
Lot in Jersey street near Douglas.
Lot in Twenty-ninth street, 180 feet west of Castro, to L. Rose.
Lot in Sanchez street, south of Twenty-sixth; seller, C. Cleary.
Lot in Randall street, east of Palmer.
Lot and improvements known as 477 Twenty-fifth street; seller, B. Johnson.
Emma Roberts.
Lot and improvements known as 208 Ripley street; buyer, R. Sullivan.
Southeast corner of Randall and Palmer streets; buyer, B. Sullivan.
237 Fair Oaks street; buyer, Harry Russell; price, \$3,100.
Lot in Dolores street, south of Twenty-first; seller, E. Gordon.
Lot and improvements at 113 California avenue; seller, E. F. Ross.
Lot in Mission st., southwest of Whittier.
Lot in Twenty-second street, 75 feet west of Douglas.
Lot in Florida street, south of Twenty-fifth.
Lot and improvements at 19 Hoffman avenue; seller, Charles Anderson; price, \$2,700.
Lot in Twenty-first street, west of Diamond.
Lot in Douglas street, north of Twenty-third; price, \$1,150.
Lot and improvements at 100 Midway street; seller, William Long.
Lot in Hoffman avenue, 254-125; buyer, William F. O'Leary.

COAST LINE BLOCKADE TRAIN SERVICE

Owing to the obstruction of San Francisco-Los Angeles line, which will probably be for a week, effective at once Trains 9 and 10, Sunset Express, and Trains 17 and 18, Los Angeles Passenger, will be operated from and to Third and Townsend streets Depot via San Jose, Niles and the San Joaquin Valley.

Trains 19 and 20, Shore Line Limited, are annulled.
Trains 21 and 22, the Coaster, will be operated between Third and Townsend streets Depot and Tunnel No. 10, nine miles north of San Luis Obispo. North and south bound passengers on these trains for or from points beyond point of trouble will be obliged to transfer from or to trains waiting on either side of blockade en route to destination.

SOUTHERN PACIFIC

TICKET OFFICES:
Flood Building, Market Street Ferry Depot.
Third and Townsend Streets Depot.
Broadway and Thirteenth Street, Oakland.

NUMEROUS APARTMENT BUILDINGS PLANNED

Architect Reports Work of Improvements of Importance

Charles Rosseau, architect, reports plans for the following buildings:
A five story class C hotel building to be erected at a corner of Geary and Polk streets.
A three story brick and frame apartment hotel building to be erected at the northeast corner of Pine and Leavenworth streets.
A five story apartment building to be erected on the lot in the north side of Pine street, immediately west of Leavenworth.

A three story building, laid off into 22 French apartment flats of three and four rooms each, to be erected in the north side of Washington street, 168 feet west of Leavenworth.
A three story building, containing flats and stores, to be erected at the southwest corner of California and Leavenworth streets.
Sixteen apartment flats of four and five rooms to be erected in the north side of Sacramento street, immediately east of Polk street.
Fourteen apartments of two, three, four and five rooms, now being erected in the north side of Fell street, 192 feet west of Laguna street.

Six flats of five rooms, to be erected in the south side of Vallejo street, east of Polk street.

LEASE STORES IN NEW BUILDINGS

Baldwin & Howell Have Active Demand for Business Locations in Market Street

The vacant spaces in the north line of Market street are nearly all filled, only two or three remaining between the ferry and Taylor street. One of the last being improved now with substantial, high class improvements at Market and Front streets, Baldwin & Howell report well leased. The agents report the lease of store A in this building for the Macdonough estate company to E. S. R. Prentiss for a term of 10 years at \$37,500; store E, fronting Market street, at \$32,000 for 10 years to Frank L. Taiter, stove, basement and second floor to McNutt, Kahn & Co., stationers, for a term for \$32,500; store D, adjoining the corner of Market and Front streets, to the Royal typewriter company of New York for three years at \$7,200. The lease of the corner store will probably be closed in a few days at nearly \$20,000 for five years. The aggregate of these leases in the portion of this building leased is \$130,000. The leases yet to be made in the Macdonough building and those in the Holbrook building, which is about to be constructed adjoining, and which is also

being managed by Baldwin & Howell, will add over \$150,000 to these figures. Baldwin & Howell report other leases as follows:

William Hendrickson, administrator of Gaffney estate, to Oriental bazaar, 370 Sutter street, on private terms.
C. J. Hancock to S. Schneider, store at 188 Sixth street, for five years.
M. Galigne to H. Bernstein, store 3283 Mission street, for five years, \$4,000.
James Allen to R. Feinberg, 1010 Buchanan street, for a term.
John Bertram to M. Weirich, 120 Steiner street, two years, for \$1,200.
E. M. Bahat et al. and C. E. Hancock, 1700 Haight street, for two years, on private terms.
Jerome Wafer to Wong Sung, 316 Devisadero street, for a term of three years.
O'Brien & Brickwell to Hushin & Co., 1003 Valencia street, for one year for \$420.
Martin Francisco to James F. Meagher, 1228-5 Ninth avenue, private terms.
Annie N. Farrell to Peter Berent, 267 Fourth street, three years, for \$1,700.
R. J. Hancock to Kate Caden, 564 Sixth street, for a term of three years.
J. Getz to C. A. and C. J. Vance, building Sixteenth and Mission streets, three years.
R. Naughton to Henry L. Danck, southwest corner Oak and Fillmore; two years.
Joseph estate company to Hoffman & Robinson, 2500-64 Fillmore, three years, on private terms.
C. R. Gray et al. to Sam Barman, store 59 Allister street, three years, \$2,400.
T. Derham to C. George, store, 850 Bryant street, five years, \$850.
F. Luba to L. Sankas, 515 Otavia street, two years, \$2,400.

Baldwin & Howell have recently taken over the management of the Mechanics' savings bank building at Market and Mason streets. Among the new tenants leasing rooms are the following:
Alfred P. Black and George C. Clark, three rooms; Dr. Arthur E. Nelson, three rooms; Dr. C. M. Evertson, three rooms; James M. Hume, three rooms; Charles J. Rehn, three rooms; H. Leveridge, two rooms; Dr. D. Macdon, two rooms; S. L. Blake, three rooms; D. D. Drake, two rooms; Edwin S. Fry, two rooms; Edward adjusting company, T. W. Sabotser, William Dolge, Fred F. Evans, Henry Van Bergen.

A New Way to Buy Real Estate

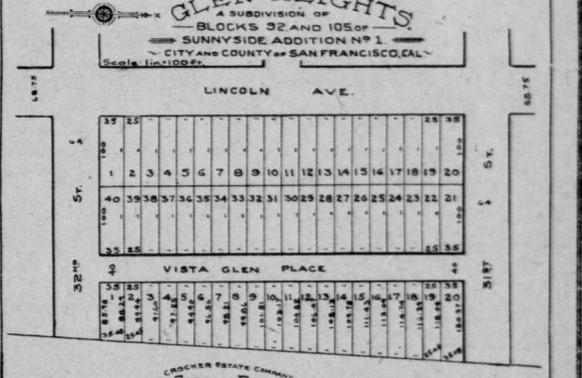
Here's a new way to buy real estate—a plan that must appeal to every thrifty, industrious man who wants to acquire a home for his family or make a highly profitable investment.

Glen Heights comprises two city blocks just west of and adjoining Glen Park and is today placed on the market.

The liberal terms and special offer of 4% interest to buyers make Glen Heights

The Most Attractive Real Estate Investment Ever Placed Before the People of San Francisco

The lots in Glen Heights are ideal home sites—well protected by a high range of hills—adjoining beautiful Glen Park, the only semitropical park in San Francisco—adequate transportation facilities—three streetcar lines now and the Peninsula Electric now being built, all within two to five minutes' walk from



Beautiful Glen Heights

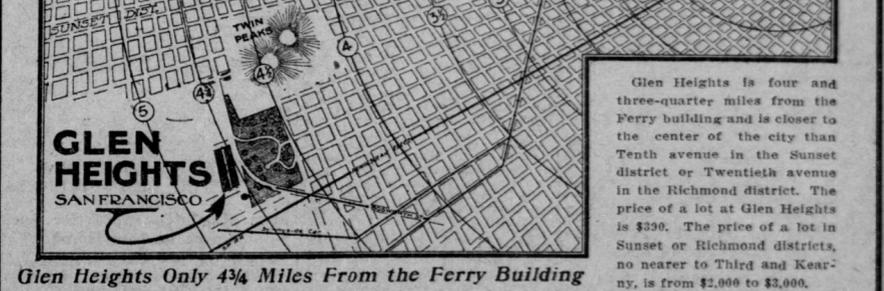
Right in San Francisco Every Inside Lot \$390 on Easy Terms

The price for every inside lot is only \$390 and the lots will be sold on easy terms—only \$50 down and \$5, \$10 or \$15 a month as you choose to pay. The six corner lots will be sold for \$525 and \$575 net cash.

Not only do your monthly payments help you in paying for your home site, but the money that you pay in is also working at the rate of 4 per cent a year to help you pay off the sum quickly and enable you to get the deed sooner than you would by the ordinary installment methods.

An arrangement has been made with a leading Trust Company of San Francisco whereby every dollar you pay in for the purchase of your lot draws 4 per cent interest a year and the earned interest is credited to your account by the Trust Company and applies directly toward the purchase of your lot.

This is the first time in the history of San Francisco real estate that such a liberal offer has ever been made. You can well afford to take the \$50 for the first payment from your savings account, for it will continue to draw 4 per cent even though you have applied it toward the purchase of a home site.



The population coming to Glen Heights will make your property worth two or three thousand dollars, and Glen Heights is a most picturesque location for homes—it adjoins a beautiful park and is surrounded by the prettiest scenery in San Francisco.

You should know more about Glen Heights. Cut out the coupon, fill in your name and address with lead pencil and I will send you a beautiful photographic souvenir of the property.

You will have to hurry. There are only 60 lots in Glen Heights and the attractive terms will make them go quickly. Send the coupon today. My Montgomery Street Office will be open Sunday from 10 to 3. You had better call and make a reservation and then look at the property when convenient.

Cut Out—Fill in With Lead Pencil—and Mail Today

Arthur G. Duncan,
229 Montgomery street,
San Francisco, Cal.
Please send me a beautiful photographic souvenir of Glen Heights, containing also articles of news of Glen Heights and give me full details regarding this property.
It is understood I am under no obligation in making this request.

Name

Address

C-2-26

ARTHIUR G. DUNCAN

Exclusive Selling Agent for Glen Heights,
229 Montgomery Street, San Francisco, Cal.
Phone Douglas 1501.