

Cornerstones of San Francisco Buildings in Millionaire Class

NOB HILL TO HAVE HIGH STRUCTURES
 Fairmont, Pacific Union Club and Cathedral to Grace City's Noted Eminence

Business Section Crowded With Costly Skyscrapers on Valuable Sites

By DAVID H WALKER
 An interesting chapter might be written about the millionaire corners of San Francisco. By this is meant the corners that are improved with buildings of which the individual cost is \$1,000,000 each. The figures range up to an estimated \$6,000,000 for the Palace hotel on four corners, including hotel equipment, which may be safely charged up to construction cost, as the equipment alone makes the property able to operate for hotel purposes.

A COSTLY RESIDENCE
 The Flood mansion, for its size, was originally among the costliest buildings in any American city. The stone was quarried in Connecticut at the famous Portland brownstone quarries, was lighted down the Connecticut river to Long Island sound, then transhipped to come to California and then carted by wagon loads up the steep incline of Nob hill at very large cost. Outside of the main block of Market street, where intersection takes place with Kearny and Third streets, and the exception also of the four corners occupied by the Palace hotel, that extends over an entire block bounded by four streets, there is no area of similar extent that will bear as costly improvement for years as those to crown Nob hill in two blocks of one side of a street. The fact is that the structural and mechanical cost of erecting one hotel that occupies a whole block, one cathedral and one clubhouse, will represent \$1,000,000 exclusive of the large land values, which, costlily would swell the cost of the immediate neighborhood to \$5,000,000 at least.

HIGHEST OF ITS KIND
 There are no other that might constructively be called \$1,000,000 residential corners in San Francisco, counting a hotel and a club as residences. Million dollar corners in the business sections of the city are not so few as might be imagined by any one who has not looked the matter up. The large structures at Third and Market, largely used for newspapers, namely, the "Herald" building and the Chronicle building at Market and Kearny, represent in land and buildings some millions of dollars. In fact there are at these three corners an unusually large aggregation of wealth in realty and improvements, much more than in any other equally limited business neighborhood of the present. The new Hearst building is in construction. The two other large buildings have been rejuvenated since the fire of 1906 and have been constantly in daily use for some years.

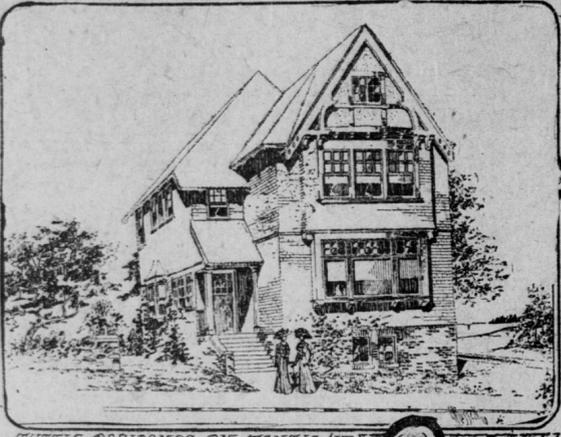
VALUABLE BUSINESS BLOCKS
 The reconstruction of the downtown retail section has brought into existence several individual business blocks of the millionaire class. Among these is the great structure for the White House, that has an immense frontage on two streets, Grant avenue and Sutter street. The three-story building, that fronts on Market and O'Farrell streets, is a millionaire structure. In this locality the investment in high class buildings is quite phenomenal compared with the class of buildings that formerly occupied the same sites. The Phelan building looks down on two bank structures, one of which, the elegant building of the Union trust company, is nearly completed, and the other the Savings Union, is progressing toward completion quite fast. Counting in the Phelan building and the two banks mentioned, it will be seen that there is more than \$2,000,000 to be represented on these three corners and building improvements. The neighborhood is very rich in improvements. Large structures are on every hand and all of the most modern type.

OTHERS NEARER FERRY
 Millions are represented in the opposite corners of Sansome and O'Farrell streets, where the Bank of California and the Alaska Commercial building, both of large cost and both architecturally prominent, are situated. Just above the Bank of California, on the opposite side of California street, is the million dollar structure of the Merchants' Exchange, that has frontages on California, Leidesdorff and Montgomery streets. At the northeast corner of California and Montgomery streets stands the Kohl building. Not far away is the Mills building, on Montgomery street, which fronts on Bush, Montgomery and Pine streets.

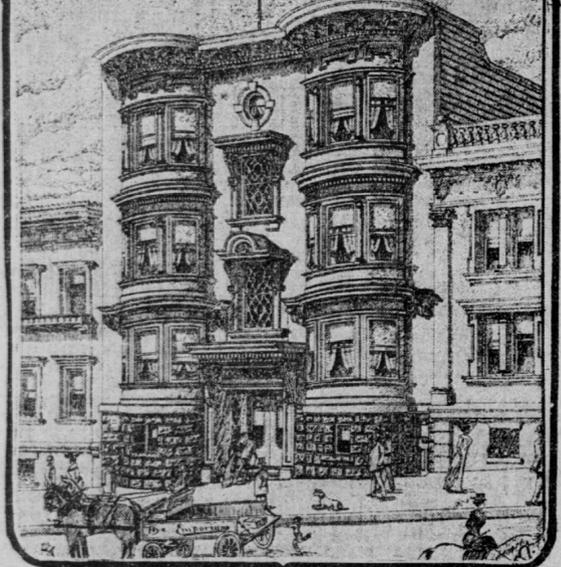
THIRTY LOANS MADE ON REALTY IN ONE DAY
 Amounts Ranging From \$500 to \$125,000 Total \$375,450
 Unusual activity was manifested during the week in loans on realty. The recorded mortgages of one day amounted to \$375,450, including 20 loans, ranging from \$125,000 down to an individual loan of \$500.

NEW APARTMENTS IN PINE STREET LEASED
 Through the agency of O. L. McMahon & Co., the apartment house to be erected for George W. Dickie in the north line of Pine street, 37.6 feet east of Hyde, has been leased to Mrs. Alice McNally for a period of five years on private terms. The building will contain 30 rooms, arranged in suites of two and three rooms each.

HOSKIN APARTMENTS IN JACKSON STREET EAST OF TAYLOR; SMALL HOMES IN CONSTRUCTION IN THE RICHMOND DISTRICT, AND FLATS IN BROADWAY EAST OF POLK STREET.



TUTTLE RESIDENCE ON TENTH AVENUE BETWEEN ANZA AND BALBOA STS.



APARTMENTS BEING ERIGED ON THE NORTH SIDE OF BROADWAY ST. 128' EAST OF POLK ST.

APARTMENT HOUSE WORK PROGRESSES

Building Erected in Jackson Street for J. Fred Hoskin of Alameda

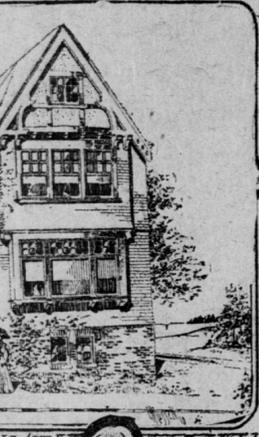
An apartment house to contain six five-room apartments is being built for J. Fred Hoskin of Alameda in the north line of Jackson street, 170 feet east of Taylor. The front of the building will be finished with klinker brick and cement plaster. The dining and living rooms will have beam ceilings, ludded with electric lights. The interior finish will be of pine and elm. Hladik & Thayer are the architects.

RICHMOND DISTRICT HOMES
 Homes are going up in large numbers in the Richmond district. A type of these is supplied by a residence for R. A. Tuttle, in the west line of Tenth avenue between Anza and Balboa. The Urban realty improvement company provided the plans and is the builder. The Urban realty company is constructing a frame residence for I. G. Conner in Tenth avenue, between A and B streets, in the Richmond district.

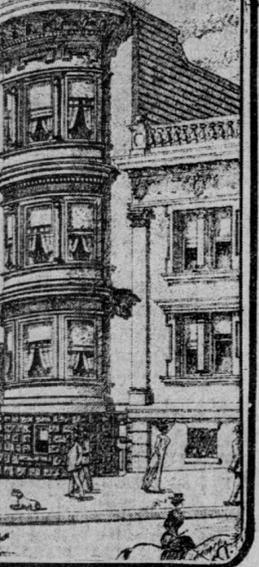
BROADWAY FLAT BUILDING
 A building costing \$20,000, containing six flats, has just been completed in Broadway, east of Polk street. The exterior is treated with rock face and rustic. The interior finish is elaborate. The plans are by Charles M. and Arthur F. Rousseau, architects.

THIRTY LOANS MADE ON REALTY IN ONE DAY
 Amounts Ranging From \$500 to \$125,000 Total \$375,450

NEW APARTMENTS IN PINE STREET LEASED
 Through the agency of O. L. McMahon & Co., the apartment house to be erected for George W. Dickie in the north line of Pine street, 37.6 feet east of Hyde, has been leased to Mrs. Alice McNally for a period of five years on private terms. The building will contain 30 rooms, arranged in suites of two and three rooms each.



TUTTLE RESIDENCE ON TENTH AVENUE BETWEEN ANZA AND BALBOA STS.



APARTMENTS BEING ERIGED ON THE NORTH SIDE OF BROADWAY ST. 128' EAST OF POLK ST.

TURK AND MASON CORNER IS SOLD

San Jose Capitalist Buys Valuable Property as Site for Eight Story Hotel

Negotiations for the sale of one of the most valuable, unimproved corners in the downtown district were consummated yesterday, when Charles W. Jones, a San Jose man, purchased through the real estate firm of Joseph H. Rucker & Co. the lot at the northwest corner of Turk and Mason streets. The consideration, it is understood, was something over \$200,000. The lot was owned by the Schroth & Westfield company. It has an area of 42,675 feet, and owing to its peculiar location at the corner of Mason and Turk streets, facing on the city's main thoroughfare, it may be said to be Market street property.

It is understood that Jones has purchased this property for himself and associates, who will immediately begin the erection of a handsome eight story hotel building. Joseph H. Rucker & Co., through whom the sale was consummated, will have full charge of the work. This sale, together with the one at the northwest corner of Geary and Mason streets, recently consummated by the same firm, is an evidence of the renewed interest of investors in this district and is also an indication of the confidence that outside capital has in the future of San Francisco business property as a safe investment.

THE NEW BOOMING CITY OF TAFT

In the heart of the famous Midway oil field in Kern county, California. Buy a lot now and profit by the rise that is sure to come at once. First allotment of lots now selling at \$300 and upward on easy payments. Street, trees, all done at seller's expense. I have been empowered to sell only the first allotment at present prices. There will not be enough of these to go around, so first applicants will get first choice. Still, the second allotment will be well worth the advanced prices—only, if you buy now you save the difference. Excellent chance for every enterprise and every line of business. The town is a railroad terminal, is less than a year old, has about 3,000 population now and growing rapidly. Lots in the original townsite that sold for \$200 in the beginning now bring \$2,000. These lots should advance even more rapidly, as the town has already a good start. Bank, Wells-Fargo, postoffice, big supply house, excellent hotel and cafe. Lots of buildings going up. Everything crowded. One train a day each way from Bakersfield. Write and ask me anything you like about this section. Any information cheerfully given. Excursion now being arranged. Write or call. GEO. W. AUSTIN, General Agent, 1018 BROADWAY, OAKLAND. Phone: Oakland 4942, Home A3132. or L. W. JEFFERSON, 850 Market St., S. F. Phone: Douglas 2476.



RESIDENCES OF I. G. CONNER, 10-AVE. BETWEEN ANZA AND BALBOA STS.



T. F. HOPKIN BLDG. NORTH LINE OF JACKSON ST. EAST OF TAYLOR ST.

CAMP ROSE WILL BE VACATION HOME RESORT

Many Lots Being Sold and Bungalows Erected

The Camp Rose company, which owns a beautiful summer home property, fronting one mile on the Russian river and within a mile and a half of Healdsburg, is making a special offer. Lots that have been held at \$100 each will be sold at the rate of \$25 each to a limited number of buyers. Good roads have been made and spring water has been piped to the tract. A number of neat bungalows are occupied by families. Restrictions have been provided that insure that Camp Rose will always be a vacation home resort of the better kind. The principal owner of the tract is C. E. Ray.



Last Call for the Big Homeseekers' Excursion

Cutting up the famous Rancho del Puerto of 18,000 acres into little 10-acre farms. An opportunity for homeseekers and investors unparalleled in the real estate history of California. Soil the deepest and richest in the San Joaquin Valley. Water the most plentiful and permanent in the state. An irrigation, pumping and distributing plant costing \$250,000 and the best, latest and most efficient in the west.

GO WHERE THE SOIL IS BETTER AND THE WATER BELONGS TO YOU.
 Go on the excursion Sunday. Limited to 125. This is the last call. A few tickets are left. Excursion leaves ferry 7:30 a. m., returning 8 p. m. Luncheon free at Patterson.

PRICE OF IRRIGATED FARMS WITH WATER STOCK:
 10 ACRES OR MORE, \$150 PER ACRE.
 CROP FREE IF YOU BUY SUNDAY.
 The present crop of barley estimated at \$30 per acre, after all expenses are deducted, goes free with the land sold Sunday.
BIG MONEY-MAKING OPPORTUNITIES IN THE NEW TOWN OF PATTERSON.
 LOTS ONLY \$100 UP NOW.

This is positively the last call. Do not neglect it if you are thinking of a farm where the future is absolutely certain, where everything grows and values are constantly going up.
OFFICE OPEN TONIGHT UNTIL 8 O'CLOCK FOR THOSE WHO CAN NOT CALL DURING BUSINESS HOURS.
ROGERS & STONE CO.
 457 Market Street Phone Douglas 4580

MONEY ON HAND FOR INVESTMENTS

Many Large Sums Loaned on San Francisco Real Estate and Improvements

"There is an abundance of money seeking investment in San Francisco," so a leading real estate man said yesterday. "The only deterrent to selling is the failure of property owners and property seekers to agree on the price to be paid. Unless the prospective buyer sees a chance to make a good turn he holds back. On the other hand, the owner is uncertain what the real value of his property may be in the immediate future. I know a man who wishes to invest \$60,000. He is but one of quite a large class. San Francisco money and also a very large amount of outside money is waiting to invest in this city in lots or in lots and improvements. There are instances where very small differences of opinion have stopped the consummation of a big deal."

"That there is an abundance of money ready for investment, either as loans or for outright purchase, is illustrated every week. The banks and the private money lenders are making large loans almost every day. The San Francisco savings union has just loaned \$25,000 to the Fourth Street company, taking as security property at Fourth and Howard streets. A private lender has taken a mortgage for \$50,000 on property at Pacific avenue and Steiner street. The Fireman's Fund insurance company has loaned \$45,000 to Francis Florence P. Beaver on property in the northeast line of Fourth street, 59 feet northwest of Mission.

The San Francisco savings union has loaned \$24,000 to Frank D. Madison and company, taking as security property at L. and Clara Josephine Whitney on property at Fifth and Bluxome streets. The Hibernia savings bank has loaned \$23,000 to the Melone company upon property in the east line of Valencia street, 155 feet north of Fourteenth.

The San Francisco savings union has loaned \$30,000 to Frank D. Madison and company, taking as security property at L. and Clara Josephine Whitney on property at Fifth and Bluxome streets. The Hibernia savings bank has loaned \$23,000 to the Melone company upon property in the east line of Valencia street, 155 feet north of Fourteenth.

The San Francisco savings union has loaned \$30,000 to Frank D. Madison and company, taking as security property at L. and Clara Josephine Whitney on property at Fifth and Bluxome streets. The Hibernia savings bank has loaned \$23,000 to the Melone company upon property in the east line of Valencia street, 155 feet north of Fourteenth.

CORNER LEASED WITH OPTION TO PURCHASE

The T. J. Neelan company reports the lease of the northwest corner of Third and Perry streets, 63x117.8 feet, with an L of 25x10 feet, for a term of 10 years for Dr. V. J. Stearns to F. W. Kern. The lease carries with it an option to purchase the property for \$30,000 at any time during the life of the lease. Kern intends to erect improvements at once.

SEWER DISCHARGE AROUSES PROTEST

At a meeting held Thursday night by the North Bay improvement club a protest was made against the sewer discharge into the inclosed lake on the Law and Vanderbilt property close to the Presidio military reservation. A request to extend the sewer to the bay at Lewis street was forwarded to the board of public works. The subject lights and police protection was also discussed.

\$500,000 TRACT TO BE SUBDIVIDED

Important Deal Announced in Mission District That Means Immediate Improvement

An important deal in the Mission district is announced by Baldwin & Howell. It involves the purchase by Antoine Borel of two adjacent tracts having a combined frontage of over 2,000 feet in San Jose avenue, with an average depth of nearly 1,000 feet, constituting the properties owned by Alexander Crochet, Paul Preat and others. The property extends from a point in San Jose avenue a short distance north of Ocean avenue, and runs northward to a point nearly opposite Sunnyside. Subdivided into building lots of the usual dimensions there will be about 500 parcels, which the agents estimate to be worth from \$800 to \$1,200 each, after the completion of extensive street improvements, which will shortly be inaugurated. The total retail value of the tract is estimated at from \$400,000 to \$500,000. Referring to the deal yesterday, A. S. Baldwin of Baldwin & Howell said:

"The purchase by Mr. Borel of the Crochet and Preat tracts is the result of negotiations which have been under way for about six months, and indirectly it is due in a measure to the splendid work which has been done for the Mission section by the Mission promotion association.

"We do not intend to follow absolutely the conventional methods usually employed in the subdivision of tracts in San Francisco. The policy of getting the most lots without regard to appearance will be departed from. Reasonable building restrictions will probably be adopted, and it is more than likely that saloons, laundries and manufacturing establishments will be prohibited within the boundaries of the property, which we intend shall serve for modest but attractive homes exclusively."

CLEMENT STREET LOT IS SOLD FOR \$6,500

Much Property in Residence District Changes Hands

Lipman & Hirschler report the following sales: H. E. Landerkin to a client of the firm, northeast corner of Clement street and Eighteenth avenue, 78x112.0, price \$8,500. Albert Meyer to Everett E. Lundberg, lot in west line of Tenth avenue, 200 feet north of L street, 25x120, price \$1,400. John G. Wirth to Benjamin Paragay, lot in south line of H street, 82.5 east of Tenth avenue, 25x100.

Albert Meyer to Estelle Carpenter, lot in east line of Thirtieth avenue, 100 feet south of H street, 25x120, price \$1,750. Albert Meyer to Elizabeth Bray, lot in east line of Forty-first avenue, 297.3 south of Clement street.

S. B. Hewitt et al. to John E. Thompson, lot in north line of R street, 30 feet east of Forty-first avenue, 60x88.8, price \$2,200. Eugene B. Hallett to Clay Shewell, lot and improvements, in west line of Seventh avenue, 275 feet south of H street, 25x120, price \$9,000. Albert Meyer to William O. Warden, lot in west line of Thirty-fourth avenue, 100 feet south of A street, 25x120, price \$600.

Gas Kammerer to Gertrude R. Allen, lot east line of Thirty-eighth avenue, 225 feet north of J street, 35x120. Albert Meyer to R. S. McKay, lot in north line of G street, 80 feet east of Forty-sixth avenue, 25x100, price \$1,350.

One of a number of fine residences building in
West Clay Park
 San Francisco's only restricted residence park with marine views.
 Adjoining the Presidio Reservation and a continuation of the Pacific and Presidio Heights districts.
 A sheltered spot, cut up into big lots, commanding the most magnificent views of OCEAN, BEACH and MOUNTAINS.
 Sutter-street cars (Owl service) will take you to Lake and Twenty-second avenue.
 Only 35 of these lots left, and GOING FAST. If you want the BEST you should visit West Clay Park today.
LYON & HOAG
 636 Market Street
 Real Estate Bargains Abound in The Sunday Call