

# HANDSOME NEW RESIDENCES ON PRESIDIO HEIGHTS

## FINEST STYLES OF EUROPEAN ARCHITECTURE

Land Owners Vying With One Another To Produce Most Artistic Effects

Some of the finest residences in the city have recently been completed on Presidio heights and more will soon be begun.

It was only recently that Mr. and Mrs. Leon Roos moved into their beautiful new home at the corner of Jackson and Locust streets.

George H. Roos is now planning a spacious home to be erected near his brother's house in the north line of Jackson street east of Maple. The location is very slightly and commands a broad view of the Presidio and the bay.

The building is designed by Architect Houghton Sawyer and will be in the Georgian style. It will be built of Harvard red brick in English cross bond, with white marble cornice at entrance and as trimming for the windows. There will be a marble inlay in pattern between the third story windows.

The whole appearance of the house will be very impressive and dignified. The interior will be handsomely paneled and decorated, and the rooms are planned on a very large scale.

A garage in the same style as the

These new homes add the finishing touches to what is probably the most successful effort ever made to create a high class residence district out of raw acreage. As late as five years ago this district was vacant land known as the old Tibbets tract.

Baldwin & Howell appreciated the natural beauty of the tract and proceeded to develop it at great expense. It is nearly all built up now in a way that is a surprise even to the developers themselves. The splendid homes and landscape effects produced in the terrace have added values in all the adjoining streets to advance greatly and have stimulated the building of fine homes throughout that vicinity.

Throughout the Presidio heights and terrace district the tendency in home building is away from the old style of wooden construction to the newest form of brick, stone and concrete construction along the most modern and artistic lines. This is completely transforming San Francisco's residence section and assuring its fixed position as strictly high class residence property for an indefinite period in the future.



## MISSION IS PLANNING FOR NEW COMMERCE

Will Attract Factories to Islais Creek District and Make New Traffic Arteries

In the annual report of the Mission promotion association's committee on commercial development, which was adopted by the association at its last meeting, there is outlined a plan of action which will insure an increase in realty values throughout the Mission and the stimulation of business activity in the commercial center of the district.

The report calls attention to the numerous vacant manufacturing sites along the bay shore line which are destined to become occupied by manufacturing plants when the Islais creek landlocked harbor is completed and provision made for the immense amount of commerce that will arrive in San Francisco on the completion of the Panama canal.

To make these sites accessible the committee will devote its energies to the creation of main traffic arteries between the commercial, manufacturing and residential sections of the city. As a start in the work it has secured the betterment of conditions on Sixteenth street east of Harrison to the bay. The committee recommends the opening of Seventeenth street east of Kentucky, a portion that is now closed by the Southern Pacific company, to

A definite plan is submitted in the report. This provides for extending Sixteenth street through to the Sunset district, thus connecting the Potrero, the Mission, the lower city and Sunset and Richmond by a direct artery; for extending Potrero avenue between Twenty-fourth and Army streets by a fill of the marsh land at this point, and for completing further links in the chain of boulevards which eventually will encircle the city.

The committee has asked the cooperation of the association's committee on streets in procuring the widening of Twenty-second street from Howard to Chattanooga, this being the first step in making it a continuous thoroughfare of the same width east to Potrero avenue and the main approach to the new city and county hospital. The report also submits a plan to widen Eighteenth street between Church and Valencia, in order that a clear right of way may be procured for the pipes of the third section of the auxiliary water supply system for fire protection, the main branch of which will run westerly in Eighteenth street as far as Castro. The joint committees are already at work on these two projects.

"Believing," the report continues,

NEW HOUSES IN PRESIDIO TERRACE - FROM RIGHT TO LEFT - MRS. JEANETTE MERRITT, J. S. HUTCHINSON, BURKELL G. WHITE - GABRIEL MOULIN PHOTO



JAMES H. FANNIN'S HOUSE IN PRESIDIO TERRACE - GABRIEL MOULIN PHOTO

house will occupy the rear of the lot, giving accommodation to several cars.

The Leon Roos house is the most costly for its size of any house in the city. It is a blending of the Florentine and English style of architecture. Lofty chimneys, high, steep, sloping roofs and projecting balconies give the effect of a number of houses added together at one period after another.

The most novel feature of the house is the great living room, 19 feet high, 20 feet long and 25 feet wide, which is built in the form of a chapel. It carries out the old English idea of having a chapel in every castle. The massive stone mantel in this room is very impressive.

The color scheme throughout the house is of reddish purple. It blends well with orchids and lilies for floral decorations.

The house was planned by Architects Mackay & White under Mr. Roos' direction. She had evolved the whole idea of the house long before it was built, and had patterned it after what she most admired in European architecture.

Nearly all the furniture of the house was brought from Europe, and comprises many antiques. All of these, too, were chosen to harmonize with the romantic character of the house.

Throughout the house the same exquisite taste is in evidence. There are only three bedrooms on the second floor, but they are of the daintiest boudoir style. The morning room is a very dainty apartment.

The plan of construction of the house is solid upright timbers interspersed with cement work. It is exceedingly solid, and built to last for centuries. The foundation rests on piers 25 feet deep, and is designed to be earthquake proof.

A striking feature from the outside is the massive red oak door of the old English style, with an escutcheon in the shape of the Leon Roos initials. This house is one of the few examples in this city of where a woman has thoroughly incorporated herself in her home. Altogether it is an artistic triumph, and a very notable addition to San Francisco's beautiful modern houses.

In this immediate neighborhood the Jacob Stern house is approaching completion on the northeast corner of Washington and Maple streets. It is of brick and white stone trimmings carved in Gothic cathedral style. It is a mansion house similar in style to some of the Vanderbilt houses in New York in Fifth avenue.

The house contains 25 rooms. One of the special features is a great social hall on the lower floor, especially designed for banquets. A magnificent staircase and hall two stories high leads to the upper floors.

This splendid home is regarded as marking a distinct advance in residence architecture of San Francisco and as tending to fix even more firmly the character of this whole district as a high class residence section for all time to come.

A little farther westward, at the corner of Fifth avenue and Presidio road, is the beautiful new home of Melville Furth.

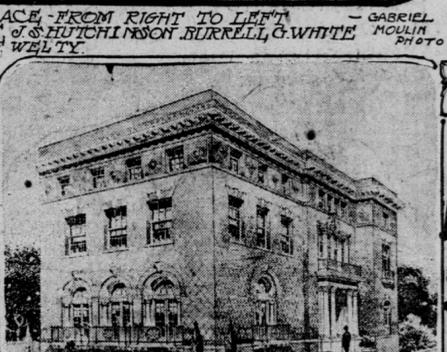
The building is of reinforced concrete in the English renaissance style and so planned as to give an inclosed garden on the east.



JAMES H. FANNIN'S HOUSE IN PRESIDIO TERRACE - GABRIEL MOULIN PHOTO



JACOB STERN'S RESIDENCE NORTH EAST CORNER WASHINGTON AND MAPLE STREETS



NEW HOUSE DESIGNED FOR GEO. H. ROOS TO BE BUILT IN JACKSON STREET



LEON ROOS' HOUSE CORNER OF JACKSON AND LOCUST STREETS



THE NEWLY COMPLETED JOSEPH FREDERICKS' HOUSE IN PRESIDIO TERRACE



MELVILLE FURTH'S HOUSE, FIFTH AVENUE AND PRESIDIO ROAD

## SACRAMENTO LAND ATTRACTS BUYERS

The Sacramento Valley irrigation company is kept busy these days showing people over its project, and is also selling much land, as a day's record will show.

While the company has a dozen automobiles, yet so numerous are the home seekers that frequently a couple of outside cars have to be hired to help carry the prospective purchasers.

John Willins of Danville, Ill., on Thursday last purchased 80 acres on the Glenn tract. Willins is an experienced horticulturist and will no doubt engage in that business on his new purchase.

R. Maglady, an official of the Santa Fe railroad, is another purchaser. He came here Thursday and after looking over the Kuhn project, expressed himself as well pleased with it. He has secured 80 acres, and expects to make his home on it later.

Dr. A. X. House of Kankakee, Ind., purchased 170 acres. This tract will be occupied by a number of families besides his own. House was delegated to purchase for them.

John Ehm of Rock Island, Ill., purchased 60 acres on the Packer tract. He will bring his family here in the spring and settle on his land.

The following sales have been made on the Jacinto tract: Arabella Fulton, 40 acres; H. H. Nickel, 40 acres; D. F. Nickel, 40 acres; William Reid, 20 acres.

## NEW CHURCH BUILT AT SALADA BEACH

Signs of Progress in the Newly Risen Seashore Suburb

Last Sunday the first church to be erected at Salada beach on the Ocean Shore railroad was formerly opened to the townspeople.

The artistic little church was designed by Architect L. Borquist.

## BEARS ARE STILL IN CONTROL OF STOCKS

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claim that while there was good reason for a decline from the prices of last winter, the extent of the reaction has been altogether without justification. These views are beginning to spread to other cities and will no doubt in time result in the heavy absorption of investment stocks by the buyer who pays cash for his purchases.

Liquidation seems to have practically reached an end. Bear raids are proving less and less effective, and it is more difficult to borrow stocks for these operations. At the same time, the public does not seem to show a disposition to buy securities for speculation.

The promise for California's fall continues the best. For the past five months fruits and vegetables have been going eastward to market at the rate of 200 cars a day, meaning on an average about \$125,000 daily to the growers and shippers. The returns from the big harvest now in progress will exceed the previous attainments of the state.

This fall will witness also a state election on proposed bond issues, amounting in all to \$23,500,000. These include the San Francisco harbor, Islais creek, San Diego harbor, and highway issues. Should they be authorized, they would prove one of the most attractive offerings of high grade securities. There have not been many issues of state bonds recently, and the demand would be particularly keen for paper backed by the credit of the state of California.

The state's financial condition could not well be surpassed. The total indebtedness is but \$2,600,000, of which \$2,000,000 constitutes the sea wall issue and \$600,000 the ferry depot bonds. The money is on hand, however, to redeem the ferry bonds, leaving practically only the \$2,000,000 as an obligation. Against this the state showed an assessed valuation last year of \$2,438,656,514.

## LARGE DEAL MADE IN LAKE TAHOE LAND

The Ferguson-Breuner company announces the sale of a 1,200 acre tract at Lake Tahoe to a Sacramento syndicate. This is the largest transaction of this nature ever made in Lake Tahoe property.

## REAL ESTATE TRANSACTIONS

Bert H. Lammiman to Dora M. Lammiman, lot in E line of Thirty-second avenue, 206 S of California street, S 25 by E 120; \$10.

L. W. Johnson and wife to George W. Austin, lot in W line of Seventeenth avenue, 185-8 S of S street, S 25 by W 120; \$10.

Carlo Formicelli and wife to Giovanni Mazio, lot in S line of Seventeenth street, 46-5 E of Sanchez, S 20-3, E 25-7, S 20-3, W 25-7; \$10.

San Francisco and Suburban home building society to L. J. Doleff and wife, lot in W line of Parker avenue, 295-7 N of Point Lobos, N 25 by W 125; \$10.

Peter Nelson to Augusta D. Solit, lot in N line of California street, 27-8 W of Second avenue, N 103, W 25, S 105, E 25; \$10.

Richmond investment company to John M. Peters, lot in E line of Eleventh avenue, 100 S of Lake street, S 25 by E 120; \$10.

Marion Jane Lamb to Annie Maria Lamb, lot in E line of Commonwealth avenue, 100 S of California street, S 23-4 by E 120; \$10.

William J. McKillop and wife to Isabella McKillop, lot in E line of Diamond street, 22-8 S of Twenty-fifth, S 22-8 by E 95; \$10.

Real Estate and Development company to Henrik H. Houriksen, lot in E line of Wisconsin street, 646-9 N of Twenty-fifth, N 19-3, E 100, S 27-16, NW to beginning; grant.

William J. Keenan et al. to Rose Marisch, lot in W line of Central avenue, 87-8 S of Grove street, S 25 by W 95; \$10.

## GOLF CLUB BUYS A CLUB HOUSE SITE

Arrangements were concluded during the last week by the Presidio golf club, through Baldwin & Howell, under which the club will purchase lots 7 and 8 in Presidio terrace, with the building, which the club has been occupying for the last five years. The club has had for some time an option to purchase the property for \$25,000, which it has concluded to exercise.

Pending the formation of a holding company to take the property over, the title to it has been vested by the conveyance from A. Borel and wife to William J. Dutton, the president of the Presidio golf club.

The architect of the club has been instructed to prepare plans for changes and alterations in the club building.

Lincoln E. Hackett is putting Fairview terrace on the market, the initial sale being slated for tomorrow. This is a close-in subdivision on the slope of Twin peaks, consisting of 500 lots bordering on Corbett avenue at Twenty-sixth street.

As the locality, provided with all that goes to make for a city dweller's comfort, is becoming every day more popular, a very successful sale is looked for this season.

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### BALDWIN & HOWELL

318 Kearny, S. F. H. C. TUCHSEN Redwood City

## FAIRVIEW TERRACE TO BE PLACED ON MARKET

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