

# REAL ESTATE AND FINANCIAL NEWS

## SHOW HOUSES HELP BUSINESS IN MANY LINES

### Empress Theater a Model of Structural Strength, Safety and Beauty

The finishing this week of the new Empress theater, in Market street near Fifth, and the completion in the near future of the American music hall in Ellis street, back of the Orpheum, will make notable additions to the downtown playhouse district.

The new houses restore to a considerable extent the conditions that prevailed before the fire. Theatrical men realize that much money has been lost by failure to provide sufficient playhouses downtown.

People across the bay who would gladly come to theaters here will not go out to Fillmore street and therefore the patronage is lost, not only to the theaters, but to the stores, restaurants and cafes, where theatergoers invariably spend considerable money.

The Empress theater is characterized by beauty, comfort, sanitation and safety. The building is surmounted with a lighthouse tower and lantern that produces novel effects when illuminated.

The auditorium has a seating capacity of 1,000 on the orchestra floor and as many more in the balcony.

The interior of the house has the appearance of great richness. The color scheme is composed of red and gold. The lighting is effected by clusters of incandescent lights set in the cornices, ceiling and proscenium arch, and producing a soft golden glow that is more like autumn sunlight than artificial illumination.

Under each seat is a ventilator that forces fresh air from below, while the foul is drawn off through ventilators in the ceiling.

The appearance of the structure is that of a high class theater, both in ornamentation and spacious arrangement. The decorator is John H. Kieffe, and the most noted artists in this line on the Pacific coast.

The building is steel frame with reinforced concrete and brick and tile walls. It is regarded as absolutely earthquake and fire proof. At all the exits are patent doors which open automatically on pressure and give a crowd instant egress; to both Market and Stevenson streets.

The building is equipped with an automatic sprinkler system which covers the entire theater or any portion of it can be flooded with water in an instant from a huge tank on the roof. The building cost \$750,000. John Galen Howard is the architect. The property belongs to the Spreckels estate.

The theater will be conducted as a high class vaudeville house by Sydney Grauman and George A. Houser, the latter representing the theatrical firm of Sullivan & Conliffe, whose attractions will be staged. The theater will be opened tomorrow afternoon for the first performance.

The other new theater for the downtown district, the American music hall in Ellis street, is being rapidly completed. The heavy steel frame work shows that it will be of prodigious strength. The architects are Henry H. Hedger of this city and John C. H. H. of New York. Long & Hoyt are the contractors.

The front of the building will have handsome stucco finish. Four flaming arches will be mounted on the roof above the main entrance and this glare of light will be a distinctive feature. It is expected that the theater will be finished and opened about January. It will be operated by the William Morris theatrical company, under the management of Walter H. Seely.

### SUNSET SALES REPORTED BY SOL GETZ & SONS

Sol Getz and Sons report sales of the following properties:

Lot 25x120 feet, in the east line of Forty-ninth street, between Broadway and Third streets, to Joseph O'Hara.

Lot 25x120 feet, in the south line of Kirkham street, between Irving and Third streets, to M. J. Alexander.

Lot 25x120 feet, in the west line of Irving street, between Broadway and Third streets, to M. J. Alexander.

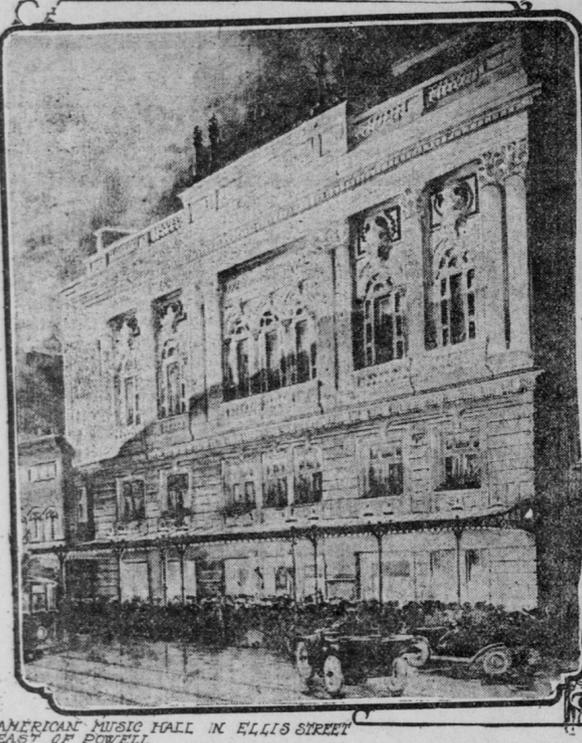
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AMERICAN MUSIC HALL IN ELLIS STREET EAST OF POWELL.



SULLIVAN AND CONLIFFE'S EMPRESS THEATER IN MARKET STREET NEAR 5TH STREET.

## SALES OF LAST MONTH ARE UP TO AVERAGE

### General Volume of Business Kept Up Well in Spite of Two Elections

Section	No. Sales	Amount
Fifty vara	32	\$402,871
Harris	12	50,000
Potrero and South Francisco	116	1,168,869
Mission addition	179	430,800
Westside addition	179	488,800
Outside lands and homesteads	322	308,200
Total	753	\$1,981,494

Thomas Magee & Sons Real Estate Circular makes the following review for November:

There were 753 sales of San Francisco real estate recorded during the month of November for a total of \$1,981,494.

While this is slightly below the total amount of sales for the month of October, still it is up to the average for the last five months, and the low total is accounted for by the fact that there were two important elections during the month, one of them the state election and the other on 35 charter amendments, which absorbed a great deal of attention.

The total for November was made up principally of medium-priced and smaller sales, there having been only one sale recorded for \$100,000 during the month.

The greatest activity, both in number of sales and in amount, during the month just closed, was in the outside lands and homesteads sections, where 322 sales were recorded for a total of \$508,200. In the 50 vara section 32 sales were recorded for a total of \$402,875; in the Western addition, 38 sales for a total of \$465,958, and in the Mission, 179 sales for a total of \$430,800.

Among the principal sales recorded during the month were the following: In the 50 vara section: The northwest corner of Kearny and Pine streets, 72x45x55, sold in trade for \$100,000; the northwest corner of Sutter and Leavenworth streets, 137x67, irregular, sold for \$70,000; the north side of Clay street, 137x6 feet east of Montgomery, 45x10x122, including building, sold for \$70,000, and the south side of Broadway street, 45 feet east of Jones, 68x137x5, less small "L," was reported sold for \$30,000.

In the Western addition: The southwest corner of Fell and Broderick streets, 25x100, improved, sold in trade for \$30,000; the southwest corner of Fulton and Laguna streets, 50x110, sold for \$25,000; and the north side of Broadway, 80 feet west of Larkin street, 82x275 to Vallejo in rear, less small "L," sold for \$21,000.

**BUILDING OPERATIONS**  
Building contracts were entered into during the month of November for a total of \$805,938, divided as follows: Brick ..... \$382,442  
Cement ..... 275,000  
Alterations ..... 48,500  
Total ..... \$665,942

The total recorded building contracts entered into since the fire amount to \$171,821,780. As nearly all buildings entered into have cost more than 10 per cent above the original contract price, it is estimated that the total value of buildings erected since the fire amounts to not less than \$189,000,000. There were 29,332 building permits granted since the fire for a total of \$189,410,447.

### BUILDING PERMITS ISSUED THIS WEEK

The building permits issued this week from the building inspector's office were as follows:  
Class C buildings (2) ..... \$75,000  
Frame buildings (50) ..... 148,300  
Alterations on buildings (44) ..... 18,100  
Total ..... \$231,400

One of the class C buildings for which permit was given was the San Francisco Turn Verein's clubhouse on the north side of Sutter street, 200 feet east of Devisadero.

### PACIFIC HEIGHTS RESIDENCES SOLD

#### A. B. Spreckels Buys Jean Boyd Place and Will Build Fine Home

Harrigan, Weidenmuller & Rosenstirn announce the sale of the Jean Mc-Gregor Boyd residence situated at the northeast corner of Washington and Octavia streets, 137 1/2 feet on Washington street and 127 1/2 feet on Octavia, commanding a beautiful unobstructed panoramic marine view, to A. B. Spreckels on private terms.

Mr. Spreckels will remove the present residence on this lot, which was occupied after the fire for two years by the Madames of the Sacred Heart.

Architects are now preparing plans for the erection of a new residence on the property.

Two Jackson street residences have been sold by Shainwald, Buckbee & Co. during the last few days.

For Mrs. L. A. Spruance they sold the house 2504 Jackson street to Doctor and Mrs. Garces. The lot is in the north line of the street, 75 feet west of Steiner, 40x127.8 feet, in the best part of the Western addition, and opposite a public park. The price paid was close to \$25,000.

The other residence sold by the firm was the George W. Turner place, 3712 Jackson street, in the Presidio heights section, in the north side of the street, 60 feet west of Maple, 40x133 and 136 feet on the street, which show a commanding beautiful view of the Presidio and the bay. The price paid by Harry A. Young is not given, but is known to be about \$22,500.

Shainwald, Buckbee & Co. have sold for Thomas F. Bannan, for \$40,000, the lot and building at the northwest corner of Pine and Jones streets, 32x62x55 feet. The improvements consist of a four story building containing a store and six apartments, which show an income of more than \$400 a month.

The new apartment house built by W. W. Yager in the south side of Washington street, 200 feet east of Hyde, 25x137 1/2 feet, consisting of six apartments of four rooms and bath each, has been sold for \$17,500.

Shainwald, Buckbee & Co. also report a few minor sales as follows:  
For Rose Gardella to Edward Marden, lot and improvements in west line of Masonic avenue, 85 feet south of Geary street, 40 by 60 feet, for \$3,500.

For Ida M. Cooper to Andrew Lynch, lot at southwest corner of Fifteenth avenue and Clement street, 50 by 50 feet, for \$1,700.

For N. E. Malson to B. Sherry, lot at the southwest corner of Sixteenth avenue and J street, 52.6 by 100 feet, for \$1,500.

**OLD CROCKER PLACE SOLD BY SHAINWALD**  
**Famous Residence With 17 Acres Brings About \$100,000**

The place at Burlingame known as the "Old Crocker place" has been sold by Shainwald, Buckbee & Co. for William H. Crocker to Henry C. Breeden. This was the place occupied by the Crockers until the new place back farther in the hills was finished. The old place is near the Burlingame club, and the residences of George A. Pope, Samuel Knight, Joseph D. Grant and Robert Coleman. The grounds cover about 17 acres and the property has been considered one of the show places of Burlingame. The price is private, but is known to be in the neighborhood of \$100,000.

**CLAY STREET LOT SOLD FOR \$57,000**  
The lot 45x110 by 122 feet in the north side of Clay street, 137 1/2 feet east of Montgomery, has been sold for \$57,291, or at the rate of \$1,250 a foot. The American fish and oyster company was the buyer, and will erect a three story brick building on the lot.

### DAIRYMEN ATTENTION

150 acres finest level alfalfa land, only 200 yards from Railroad Station, 14 miles from Oakland, on main county road. You can't duplicate this in the County. For quick action can give you snap price.

JAS. S. FRENCH  
Hayward, Cal.

### FINELY EQUIPPED PACKING HOUSE

#### New Quarters of Swift & Co. at Pacific and Davis Streets Best of Kind

Swift & Co.'s new building at Pacific and Davis streets is now completed and will be opened for business next Monday.

The building has cost \$200,000 and the lot is valued at \$100,000, having a frontage of 183 feet in Pacific street and 120 in Davis.

The building is a three story brick on concrete foundation. It is the most complete of any of Swift & Co.'s branch houses in the entire United States. It has an elaborate freezing and cooling apparatus and compartments and every accessory for carrying on a packing house business in the most efficient and sanitary manner.

Many pork products will be brought here now, like hams and bacon, and smoked and cured in this establishment.

The company will open the building to the public for inspection of all departments next Monday.

### BALDWIN & HOWELL SELL BUILDINGS AND RANCH

The southeast corner of Devisadero and McAllister streets, 62x610x3 feet, with three story building of stores and apartments, has been sold the second time by Baldwin & Howell for nearly \$65,000. This building has been a good income property ever since it was completed in November, 1906. Mrs. Anna O'Connell, who sold the property, purchased it in July through Baldwin & Howell from the William Wilson company.

They have also sold two Lake street flats, near First avenue, opposite Presidio terrace, to Beatrice Strong from Florence H. Bush, for about \$5,500.

They have also sold the large holding of A. S. Mann on the east side of Laguna street, 50 feet south of Vallejo, 57x610 feet, to H. S. H. for \$18,000.

In connection with T. S. Montgomery & Son of San Jose, Baldwin & Howell have sold the 80 acre fruit ranch of Rose L. Stevens near Cupertino, Santa Clara county, for \$40,000. This property is in the desirable villa residence section, now reached by the electric road from Palo Alto to San Jose. The buyer intends to make his home there.

### SALES REPORTED BY REAL ESTATE FIRM

Oscar Heyman and Brother report the following sales for the week ending December 3:

Oswald C. Frisch, lot 25x120, in east line of Thirty-fourth avenue, 325 feet north of Cahill street, outside land block 348.

A. W. Cooper and Georgetta Cooper, his wife, lot 50x100, in southeast line of Mission street, 175 feet southwest of Santa Marina, being lot 15, block 1, Fair's subdivision Holly Park tract.

Nathan F. English, lot 50x100, at north corner of Excelsior avenue and Naples street, block 48, Excelsior Homestead association.

Elice Meagher, wife of James B. Meagher, lot in west line of Douglas street, 26.6 feet north of Alvarado street, being lot 8, Heyman tract.

Beaulieu Lockwood, lot 145, block 4, Fairmount Land association.

Paul Stunsel, lot in southwest line of Gutenberg street, 125 feet northwest of Behne street, 38x178, being part of West End home stead.

Godred and Ella Pearson, lot 60x120, in southwest line of Holyoke street, 150 feet north of Bacon, being part of University mound block 34.

John W. and Margaret Collins, lot at north-west corner of Santa Marina avenue and Elsie street, lot 30x100, being lot 14 in block 4, Fair's subdivision Holly Park tract.

Charles and Anna Hansen, lot in southeast line of Holly Park tract, 20.7 feet northwest of Elbert street, being lot 2, block 6, Fair's subdivision of the Holly Park tract.

Mark Owen, lot in southeast line of Mission street, 37.34 feet northwest of Appleton avenue, being lot 2, block 1, Fair's subdivision Holly Park tract.

Lyford Lewis Lyman, lots 138 and 140 of the Alvin tract, Oakland.

### LARGE LOAN MADE FOR A NEW HOTEL

#### D. Meyer Advances \$300,000 to Davies Estate for Hostelry at Kearny and Sutter

One of the largest loans of the year was completed through the office of Harrigan, Weidenmuller & Rosenstirn for the J. Z. Davies estate, owner of the lot on the southeast corner of Kearny and Sutter streets, known as the Thurlow block, having a frontage in the former street of 122.6 feet by a depth of 97.6, and a similar frontage in Ver Mikh place.

The loan, which was for \$300,000, was secured from Daniel Meyer on private terms. The securing of this money will enable the Davies estate to start construction immediately of a class A, eight story hotel building, which Harrigan, Weidenmuller & Rosenstirn report has been leased for a term of 10 years at a total rental of \$720,000.

There has long been a need for a first class hotel in this location to take the place of those famous old hostelrys, the Occidental and Lick.

It is interesting to know that this money was secured locally, and goes a long way to prove that the financial condition of this city is on a firm basis. These agents report that this loan is but one of many large ones made by Daniel Meyer, the banker, who has done much toward improving the city of San Francisco by lending money for improvement purposes. Some of the large loans made by him are: \$275,000 to the Hobart estate, \$200,000 to the Younger estate, \$175,000 to the Shields estate.

L. B. Burton, the architect, reports that the building will cost in the neighborhood of \$350,000. The steel for it is now on the way from the east, and the building is expected to be ready for occupancy by October 1, 1911.

Another good sized building loan made this week was for \$75,000 by the German savings bank to the G. G. Burnett estate company. It is for erecting a store and apartment building at the southwest corner of Turk and Larkin streets.

The Hibernia savings bank advanced \$200,000 to Mrs. Phebe A. Hearst for the building now in process of construction at Third and Market streets. This bank is loaning upward of \$800,000 on the property.

The \$60,000 loaned by the Savings Union to Antonio Coloures on the 45x122 foot property in the north side of Clay street, 137 1/2 feet east of Montgomery, was partly a renewal and the remainder for rebuilding and improving the property.

The Hibernia savings' loan of \$25,000 to Josiah R. Howell on property at Twelfth and Howard streets was a renewal.

The Hibernia's \$70,000 loan to Jerome H. C. Frisch, lot 25x120, in east line of Thirty-fourth avenue, 325 feet north of Cahill street, outside land block 348.

Harry Hershberg loaned \$25,000 to Maurice Rosenthal on the 58x127 foot irregular property in the north side of Jackson street, 56.8 feet east of Broderick, for two years at 6 per cent.

The German savings made a straight loan of \$10,000 to Arthur R. Fredericks on the 35x102 foot improved property at the northeast corner of Clay and Webster streets. The \$10,000 loan by the same bank to George M. Ahrens on a lot 69x71 feet at the east corner of Harrison and First streets, 69x71, was a renewal.

### A Model Suburban Home Farm

\$200 an acre, less than cost of town lot  
On Easy Payments

New subdivision near Santa Rosa—the cream of Sonoma valley. Formerly the Prize Farm of well known banker. Deep, rich, leaf loam soil, subirrigated, suitable for fruits, berries, walnuts, vegetables or chickens. No schools, churches, telephones, mail delivery—the conveniences of the city, with the pleasures of the country. There are only a few pieces and we are going to sell them at prices that will make them go quickly. This is a real snap and if you're going to buy a place look into this, but do it now.

STINE & KENDRICK  
22 MONTGOMERY STREET,  
San Francisco, Cal.  
No Money Required  
If you own a lot I will build you a home on easy terms. Expert estimates furnished on alternative showing how to increase income.  
FELIX MARCUSE, 155 Sutter St.

### GRAND TRUNK TO OPEN RICH FIELD

#### Railroad Will Run Through the "Inland Empire" of British Columbia

"British Columbia's growth during the coming year is going to be the marvel of the Pacific coast," says J. C. Spaulding, local manager of the North Coast land company, with offices in the Mills building.

"San Francisco has not fully awakened to the importance of the great interior country that the Grand Trunk Pacific will open up for trade and development. The merchants and investors of this city can get the benefit of it if they go after it.

"For this ignorance there is some excuse. British Columbia is a province of vast area. It is larger than any state in the union, or than any other Canadian province. Unlike Texas, the largest of the American states, it is a mountainous country. The Rockies and the Cascades, the twin backbone of the northward, and causing an increased demand for home sites in that region.

Hitherto the company has been making gas at the Potrero station. That plant has been overtaxed, and additional facilities are needed.

This industrial activity is spreading southward, and causing an increased demand for home sites in that region.

Part of the property is the old A. P. Towne ranch, skirting the road to McNear's point.

The new home will cost \$20,000 and will command a view of San Pablo bay, Berkeley, Point Richmond, Angel Island and Mount Tamalpais.

"In many important respects this territory resembles the 'inland empire' of the state of Washington, of which Spokane is the center. Like its American prototype it has ranges of mountains on either side. These practically enclose it and shut it in.

"Gold is found in abundance. The placer mines of the Cariboo were the richest ever discovered, and, though partly abandoned after the big rush of the sixties, they have never ceased to be worked, and big and steady money is being every year washed out of the gravels of these streams.

"But in the long run the agricultural resources of this region will outweigh all others, and afford the basis of a great commerce. San Franciscans and Californians in general ought to be on hand to grasp the opportunities offered in this new field."

### CROCKER BAY SHORE TRACT

It will pay you to inspect this tract of land, where street work is complete, water and sewer pipes installed. Lots ready to build on.

Go and see the amount of work done by the Southern Pacific Company, who shops, roundhouse, etc., are under construction and where an army of men will be employed. Do you realize what this means to the lots we are offering you?

Purchase now and make the profit. No other tract with such advantages has ever been offered.

Double your money in a year. Five dollars down gets a year, and ten dollars per month pays for it.

Take cars at Third and Market streets or Eighth and Market, and transfer at 22d ave. South, direct to the property.  
Agents on the ground.  
G. H. UMBSSEN & CO.  
20 MONTGOMERY ST.

### INDUSTRIES GROW ALONG BAY SHORE

#### Railroad Trackage and Shops Under Construction and Gas Plant Work Resumed

Many signs point to a rapid revival of industry and home building in the Bay shore and Visitation valley districts.

The force of men working on the new tracks and shops at Bay Shore has been increased from 90 to 250 during the week. It is expected that the railroad company will have 1,500 men employed in additional shops soon after January 1.

The Pacific gas and electric company's power plant, which has been idle for months, is now being overhauled. The generators have been re-heated and the company is about to put on a force of 75 to 100 men to operate the plant.

Hitherto the company has been making gas at the Potrero station. That plant has been overtaxed, and additional facilities are needed.

This industrial activity is spreading southward, and causing an increased demand for home sites in that region.

### FINE COUNTRY PLACE PLANNED AT SAN RAFAEL

#### Charles Eells Will Build Handsome Residence

SAN RAFAEL, Dec. 2.—The San Rafael golf links are being surrounded with beautiful homes. Attorney Charles Eells, who retires from active practice the first of the year, is erecting a fine residence on a 15 acre tract facing the clubhouse.

Part of the property is the old A. P. Towne ranch, skirting the road to McNear's point.

The new home will cost \$20,000 and will command a view of San Pablo bay, Berkeley, Point Richmond, Angel Island and Mount Tamalpais.

### DAIRYMEN—ATTENTION

#### WHY PAY RENT WHEN YOU CAN OWN YOUR OWN IRRIGATED FARM

Where every condition makes for the greatest yield of butter-fat at the lowest cost.

\$125.00 per acre is the price—THE TERMS THE BEST—\$15.00 per acre cash

Total \$125.00 with ten years to pay it.  
Unrivaled opportunities for Dairy, Fruit, Poultry and Hogs. For ALL CROPS grown in California make big yields in the  
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### IRRIGATED LANDS!

10 AND 20 ACRE TRACTS  
Sold on CROP PAYMENT PLAN  
Co-operative Land and Trust Co.  
"Lands That Produce Wealth."  
506 MARKET ST., SAN FRANCISCO

**HOMES FOR YOUR RENT MONEY**  
We are now building modern 6 room houses in the MARKET DISTRICT, along car line. Rent money terms.  
OSCAR HEYMAN & BROTHER  
113 MONTGOMERY STREET