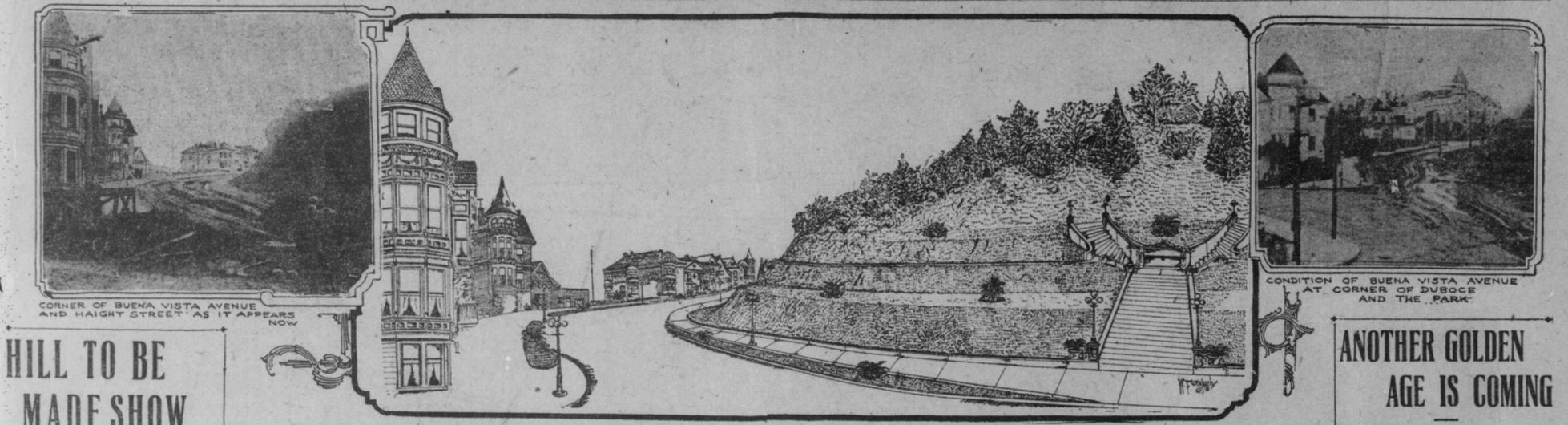


ELABORATE PLAN FOR THE BEAUTIFYING OF BUENA VISTA PARK



CORNER OF BUENA VISTA AVENUE AND HAIGHT STREET AS IT APPEARS NOW

CONDITION OF BUENA VISTA AVENUE AT CORNER OF DUBOUC AND THE PARK

HILL TO BE MADE SHOW PLACE OF CITY

Great Improvements Laid Out for Buena Vista Park and Vicinity

The idea of such a project originated with the club members some months ago. The citizens of that locality have joined in the petition to the city officials for the beautifying of their park and adjacent highway. The accompanying illustration shows how Buena Vista park would look with the proposed improvements. Where Buena Vista avenue and Haight street now come together with a rectangular corner a graceful sweeping curve would be substituted.

By referring to the pictures one can see the present condition of Buena Vista avenue at Haight and Duboué avenue and the beautifying effect of the improvements of the idealized drawing. The board of public works and the city commission have under advisement this plan for improving the Buena Vista park district.

A BEGINNING ALREADY MADE

At the junction of Haight street and Buena Vista avenue there is a substantial and pleasing stairway leading into the park, but the bluffs that were left when the avenue was first cut through still remain. There is not a single apartment house on this avenue. It is essentially a district of good homes. Some idea of the popularity of this section can be gathered from the fact that these improvements have been made in spite of the fact that the city has done absolutely nothing for its benefit beyond the sewer system. The rains cause the cliffs to fall on the sidewalk so that the children must climb over the dirt and mud to get to school. The running water can not make the angular cliffs and, therefore, leaves the gutters and downs down the middle of the avenue, cutting gulleys that make it almost impassable for automobiles and wagons.

The Haight and Ashbury improvement club has asked that the Buena Vista avenue grade be raised at Haight street about 2 feet 6 inches. This would make an easy grade for the hill. The club has also petitioned the board of works to improve Buena Vista avenue from its eastern junction with Haight street to the western line of St. Joseph's hospital, a distance of about three and a half blocks.

MAGNIFICENT VIEWPOINT

These improvements are only the beginning. The club hopes to secure the co-operation of the city officials and carry similar betterments completely around the park. When the Panama-Pacific exposition is built and opened in 1915 it is hoped to have Buena Vista park in condition for visitors to see and admire from the summit the magnificent view of the whole city.

Even now sightseers from all parts of the world procure automobiles and stand the jolting and bumping over rough roads to reach these heights in order to view this unparalleled sight. As a matter of fact, it is the constant increase in the number of these visitors that has aroused the pride of the people in this immediate neighborhood, and it should arouse the pride of all San Francisco.

LANDSCAPE ARCHITECT'S SKETCH SHOWING PROPOSED IMPROVEMENTS FOR BUENA VISTA PARK, CHANGING OF STREET GRADES AND CURVED SIDEWALKS AT CORNER OF HAIGHT STREET AND BUENA VISTA AVENUE.

up by practically every citizen in the district, asks in addition to the other improvements that Buena Vista avenue be bituminized and that the copings around the park be ornamented at proper intervals with electrolights.

The electrolights would be ornamental during the day and both useful and beautiful at night, illuminating the terrace between the sidewalk and driveway. The club asks that the beginning be made now on these improvements, so that at the time the park will present a handsome landscape effect.

The club also hopes to secure the co-operation of the board of works and the park commissioners in getting a water system at the top of the park. They also plan the erection of an observatory as well as a conservatory on the concrete walls of the basin. This would solve the method of watering the park and would give to the people who come to this place drinking facilities.

The Ashbury Heights Advance, a weekly district paper published by H. C. Hinds in the interest of the Haight and Ashbury Improvement Club, is lending powerful assistance in carrying on a propaganda of publicity on behalf of the contemplated improvements.

The men who are advocating these great improvements are William Fahey, president Haight Street and Ashbury District Improvement Club, and the street committee of the club, composed of William J. Dew (chairman), George Brooks (secretary), James A. Johnston, M. Stern and T. E. Treacy.

The property owners' committee, acting in conjunction with the club, is composed of William J. Dew, John A. Cussen, George de Urso, Leo J. Devlin, E. V. Pasquale and Dr. S. F. Long.

GOOD OUTLOOK FOR DOWNTOWN REALTY

Sales and Leases Show Beginning of Rising Market

Dan O'Callaghan, manager of Stine & Kendrick's city department, expresses the following optimistic view of business conditions:

"Now that San Francisco has been chosen for the exposition city, our forecast here will no doubt be realized. Before 1915 thousands of families will return to the burned district north and south of Market street, which will bring prosperity to the downtown merchants who have suffered since the fire. The wholesale district also will be greatly benefited by being housed in good brick and concrete structures, to take the place of the frame shacks hurriedly erected after the fire."

"The completion of the Panama canal will bring about a change equaling our fondest hopes, and the immediate result of the exposition will be to prepare us for the greatly increased volume of shipments which will come via the isthmus."

"A direct effect of the decision of congress in favor of San Francisco is shown in the renewed activity in real estate transactions. We have just closed one of the most important leases of the largest and most important exporters of wines and brandies in the state. This is the half block at sixteenth and Kansas streets, Potrero, with spur track privileges. The structure will be of brick, covering about 60,000 square feet of space, with every facility for business expansion. The aggregate total rentals will be about \$150,000."

Stine & Kendrick also report the following sales and leases:

Stine & Kendrick, in conjunction with Joseph B. Duggan, sold to Doctor Leonard, for the Hansen estate company, the elegant residence on the north line of Fulton street, near Scott, opposite Alamo square; terms, \$30,000.

For E. L. Labadie and J. V. Breltonel, a client, lot 27-537-6 feet, north line of Sutter street, 187-6 east of Larkin; terms private.

For Degen, a building company, lot 60-7 feet, in north line of Amy street, between Polson and Harrison streets, to Frank G. Mitchell; \$5,000.

For William C. Burke to Frank J. Quinn, residence No. 720 Waller street, between Scott and Devisadero streets, lot 26x137-6 feet; price, \$5,000.

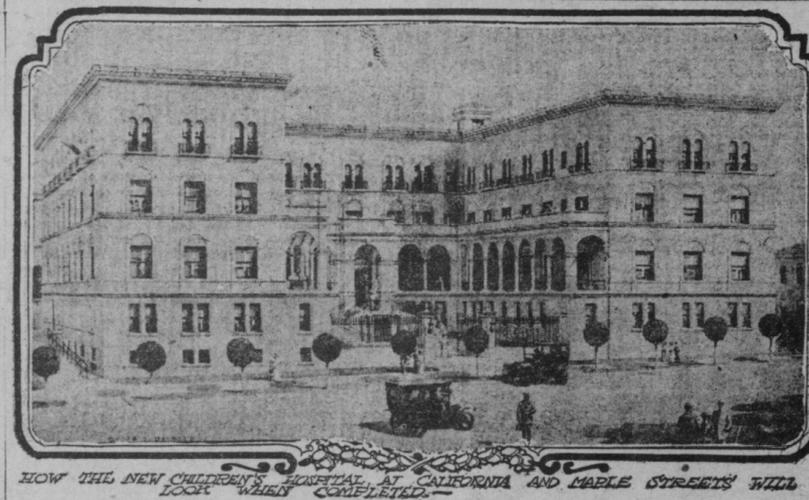
For Martin Dempsey to James Sheehan, lot in south line of Tehama street, 200 feet east of Fourth, 25x50; price, \$2,500.

For estate of Lorigan, lot 45x115 feet, with improvements, eight room house, on west line of No. 2572 Polson street between Twenty-fifth and Twenty-sixth streets; price, \$4,000.

For Mary H. Jones, the marine view residence in the north line of Jackson street between Maple and Cherry streets, lot 30x130 feet, backing up to Presidio wall with an unobstructed marine view. The purchaser, Clarence R. Davis, will have the house thoroughly remodeled. The price paid was \$12,000.

The fire commissioners, in a communication to the supervisors, say they have no objection to offer to the proposed transfer of a fire lot in Hayes street, west of Steiner, to the board of education for school purposes.

CHILDREN'S HOSPITAL NEARING COMPLETION ONE OF CITY'S GREATEST INSTITUTIONS



HOW THE NEW CHILDREN'S HOSPITAL AT CALIFORNIA AND MAPLE STREETS WILL LOOK WHEN COMPLETED.

LARGE WORK BEING DONE AT PARKSIDE

Good Improvements and Slightly Situation Encourage Building of Beautiful Homes

An indication of the activity which will result from the awarding of the Panama-Pacific exposition to San Francisco is given by the contracts let for development work by the Parkside realty company during the last week. Work has already begun on the sidewalks, sewers, water and gas mains on the entire tract which is being developed by this company. This work is to be rushed to completion so as to accommodate the large number of purchasers who desire to build homes immediately.

The entire amount of the contracts will exceed \$200,000, and when finished this will mean the completion of the largest single development of residence property ever undertaken in San Francisco by one owner. More than \$2,000,000 has already been expended on this land in grading, building streets and boulevards, sewers, sidewalks and laying gas and water mains, and planting ornamental trees.

The sidewalk work is being done on the most up to date plans followed in Los Angeles and other cities that have attractive residence districts. The walks will be of ample width, and are laid with a parked space on either side in which ornamental trees and shrubbery have been planted. Some idea of the extent of this work can be obtained from the following figures:

The total length of cement walks being laid is over 43,600 feet, or more than eight miles, and has a total area of 260,000 square feet.

To do this amount of work requires more than 30 carloads of cement and more than 1,000 tons of crushed rock. More than eight miles of sewer pipe will be laid to connect with the six foot concrete main sewer that has been completed through this section. When this work is finished, Parkside station will have the most complete drainage system of any part of the city. The leveled blocks sloping toward the ocean, surrounded by ornamental trees and broad stone walks, make an admirable setting for the beautiful homes now being constructed.

LOT IN LARKIN STREET IS SOLD FOR \$35,000

J. W. Wright & Co. have sold a lot, 31 by 100 feet, in west side of Larkin street, 32-8 feet south of Washington street, to Richard R. Weiss for \$35,000. The firm made an \$8,000 loan to the purchaser, taking a mortgage on the lot for that amount.

HOSPITAL NOW IS NEARLY FINISHED

Building for Children Erected in California Street at Cost of \$250,000

The central and east wings of the new Children's hospital at California and Maple streets are nearing completion. The building is in the Italian Renaissance style and has three stories and basement. It is built of tapestry brick with wide mortar joints. The cornice and trimmings are of terracotta. On the court side of the building is an arcade, which lends itself to the sunning of patients. This court, when completed, will face the south, but so arranged as to be sheltered from the west wind. From the west side it opens directly from the patients' rooms, so that their beds may be wheeled out upon the porch.

The roof of the porch is flat, so that it may be used for sun and open air treatment. The front entrance door is in colored terra cotta, over which is a group representing a mother and her children. The medallion, as well as those over the windows under the arcade, are replicas from the Della Robbia potteries of the twelfth century.

The ground floor is devoted to the working part of the hospital, and the kitchens, pantries, working rooms, etc., are located here. On the first floor is located the administration portion, with reception rooms, examining rooms and private rooms.

The second story is devoted entirely to patients' rooms. The third story is devoted to the operating pavilion and rooms. Back of the new building is the new boiler house, with a complete equipment for manufacturing their own electricity, power and steam, and is a modern, up to date oil burning plant.

SLOUGH CITY TO HAVE A FINE NEW HOTEL

STOCKTON, Feb. 17.—W. R. Clark, who is erecting a business block at the corner of Market and Sutter streets, has decided to make it a five story structure. Instead of three stories, as first planned. The foundation for the building is being laid. The ground floor will be used for store purposes and the four upper floors as a hotel. A lobby will be located on the first floor in the Sutter street side.

EAGER DEMANDS FOR RICHMOND HOMES

Improvements Near Park, as Well as Coming of Exposition, Help Sales

"All doubt as to congressional recognition of this city as the site for the Panama-Pacific international exposition having been removed, confidence has been restored to a degree hardly yet appreciated by those not in close touch with either the financial or real estate situation," remarked Fred A. Bull, sales manager for the Jordan park properties. "Optimism dominates every man and woman who comes into our office."

"It is no longer a question of can they afford to take the money out of their business or of ability to meet their payments, but simply a question of where they want to buy and live."

"Then, too, the removal of the cemeteries and cutting through of streets, as evidenced by the senate's action in passing both cemetery bills, is having its effect on inquiries and sales with us. With the cemetery lands parked and the streets cut through the effect on all adjacent properties is readily appreciated. The extension of the Sutter street car line through Laurel Hill will mean a reduction in its running time from Jordan park to Kearny street of about 20 per cent. This at once appeals to the man of business.

"We expect to do more business during this year than in any previous two years, and long before the gates of the exposition are open to the public we will have every lot improved with us. It is to be built for L. H. Sly, H. Levy company will build a brick warehouse of two stories at Kansas and Sixteenth streets, costing \$40,000. The Rosenbaum estate will erect a clubhouse in the south side of Eddy street, 77 feet east of Taylor, to cost \$19,000.

BUILDING PERMITS ISSUED THIS WEEK

Five Story Apartment House to Be Erected in Leavenworth

3 Class C buildings	\$155,000
42 Frame buildings	131,945
50 Alterations	14,840
Total	\$301,785

BUILDING LOANS ARE INCREASING

Unusual Number of Structures Financed by the Savings Banks This Week

There is a notable increase in building loans made by the savings banks this week.

The German savings society lent \$75,000 to Robert Jones to build a class C brick apartment house in the south side of Sutter street, 137-6 feet west of Jones, on lot 68x137-6.

The Bank of Italy lent \$15,000 to James English, Thomas R. Carey and James Dugan to build on a lot at the northeast corner of Ivy street and Van Ness avenue.

The Mutual savings bank lent \$12,000 to Joseph W. Henry to erect a 12 story frame apartment house at the southwest corner of Bush and Broderick streets on lot 64x400.

The Humboldt savings bank made a \$5,000 loan to M. Rooney to erect a three story house containing six three room suites in the south side of Fell street, 55 feet east of Webster, on lot 27x120, to cost \$7,500.

The Bank of Italy lent \$2,500 to Louis A. Lagomorino to build a residence in the north side of Lake street, 107-6 feet east of Seventeenth avenue, on lot 25x100.

The \$110,000 lent by the German savings bank to the Associated Property Owners' Bank to erect a building on lot 275x412-6 at the southwest corner of North Point and Powell streets was a renewal.

The Savings Union bank made a building loan of \$3,000 to Richard H. Gately to build a store and flats in the west side of Guerrero street, 52 feet north of Eighteenth.

The Humboldt savings bank lent \$6,000 to Charles A. Durfee on a 26x79 foot lot at the northwest corner of Oak and Laguna streets.

The Savings Union lent \$3,000 to George W. Quinn to erect a residence in the east side of Twenty-seventh avenue, 225 feet south of Drake street, West Clay park.

The Bank of Italy lent \$10,000 to William K. Davis on property in the north side of Green street, 38 feet west of Buchanan, the lot being 30x100.

The Savings Union bank's \$25,000 loan to Lizzie K. Dixon on property in the north side of Pacific avenue, 140 feet east of Octavia street, lot 30x134-6, was a renewal.

The Humboldt savings bank's \$10,000 loan to A. B. Zeck on property in the north side of Pine street, 110 feet west of Gough, lot 55x137-6, was partly a renewal of former loan.

The \$12,000 lent by the German savings bank to J. G. B. Broemel on property at the southwest corner of Steiner and California streets was partly a renewal.

The \$8,700 lent by the Humboldt savings bank to Nils Linberg, \$6,000 is to be used in building a three story flat house on lot at the south corner of Coleridge street and Virginia avenue.

The French-American bank made a \$10,000 building loan to S. W. Simmons to erect a three story frame apartment house of 11 suites in the south side of California street, 155 feet east of Hyde, on lot 27x137-6.

ANOTHER GOLDEN AGE IS COMING

City Will Soon Have Million Population and Nothing Can Stop Its Growth

"California gained almost a million residents during the last 10 years and was only surpassed in this regard by two states, New York—with a gain of nearly 2,500,000, and Pennsylvania, with a gain of 1,800,000," said A. S. Baldwin of Baldwin & Howell. "If, in the next 10 years, California gains the same ratio, she will then contain nearly 4,000,000 people, the greatest population of any state in the union except New York, Pennsylvania, Illinois and Ohio. It seems reasonable to assume that this will be the case."

"The completion of the Panama canal, the admission of Alaska from the world's fair, the development of oriental markets, the consummation of vast irrigation and farm subdivision projects, and the improvement of railroad facilities will be powerful factors in drawing population to this state. With these influences in our favor, it becomes more than likely that our gain from 1910 to 1920 will be at least equally as great as it was from 1900 to 1910, when none of the above advantages were enjoyed."

"Few people realize what a splendid city San Francisco will be in 1920," said Baldwin. "The metropolis of the state of New York contains 52 per cent of the population of the entire state; the biggest city in Pennsylvania contains 25 per cent of the state's population, and Chicago contains 40 per cent of the population of Illinois. If San Francisco in 1920 contains 55 per cent of the population of the state, we will have a million people here, which, added to the transbay cities, would give the entire bay community a population exceeding every city in the union excepting New York and Chicago."

"Can any one imagine what property would be worth under such conditions?" continued Baldwin. "We talk of the cheap lots that were bought in Chicago 20 or 25 years ago, and all around us are values just as great. Nothing can possibly stop the growth of this bay community, particularly San Francisco. The fire proved that, in fact, we have never advanced and, nothing, we could quit advertising, give up the fair, burn every building in the town, and all take a 10 year trip abroad; and yet, when we returned, we would find a million people here, built in spite of everything."

"California is a magic word to millions, and hundreds of thousands of families in the east and in Europe are working and saving and planning that some day they may come here to live. San Francisco is the logical metropolis—it is the natural financial and business center of the entire coast—it is the New York city of the Pacific. To-day a man can buy real estate in San Francisco with his eyes shut and make money. The situation here is as it was in New York 40 years ago and in Chicago 25 years ago."

Baldwin & Howell are making great preparations for future activities. The 50 acre tract in San Jose avenue, near Sunnyside, which was sold through them about eight months ago to a local syndicate, and which tract is now known as Mission terrace, will be in shape to place on the market on or about March 15. The work of grading is practically completed. Sewers have been constructed in all of the streets, and the contract for constructing sidewalks and macadamizing the streets has been let and the work will be completed as rapidly as the weather permits.

RESIDENTIAL TRACTS

The great Suto tract of 754 acres, now under option to the Residential development company of San Francisco, a corporation organized by Baldwin & Howell, will undoubtedly be purchased within the next month, as a sufficient amount of stock in the company has already been subscribed by local and eastern capitalists to guarantee the completion of the purchase. It is the intention of the Residential development company to lay out one of the finest residence parks in the United States on this property, and it is highly probable that arrangements will be made to locate a golf and country club in the center of the tract.

"We confidently believe," said Baldwin, "that the next few years will show the greatest activity in real estate, both in San Francisco and in the state, that has ever been experienced in California, and we are getting together material of the highest class in the nature of suburban properties and farming lands, which will be offered on such a basis that no mistakes can be made and no regrets experienced by those who invest."

The Raisch improvement company has been granted an extension of 60 days from March 15 within which to complete its contract for paving Mission street, between Eleventh and Fourteenth, as the work was delayed to permit the installation of the pipes of the auxiliary water system.

SALES IN SUNSET BY SOL GETZ & SONS

Sol Getz & Sons report the following sales this week:

Lot 25x120, in the east line of Forty-seventh avenue, 200 feet south of Lincoln way, Ocean side district, to Fred C. Smith.

Lot 25x100, in the west line of Twenty-sixth avenue, 100 feet south of Irving street, Sunset district, to Joseph and Adella Wolf.

Lot 25x100, in the east line of Twenty-fifth avenue, 200 feet north of Judah street, to Henry Reid and Sarah Matheson, Sunset district.

Lot 25x120, in the south line of Lincoln way, 107-6 feet west of Twenty-fourth avenue, Sunset district, to Giuseppe Pava.

Lot 25x120, in the west line of Thirty-seventh avenue, 200 feet north of Yerba street, Parkside district, to Sarah A. Abbott.

Lot 50x100, in the south line of Taraval street, 27-8 west of Forty-sixth avenue, Ocean side district, to Edward M. Kelly.

Lot 25x100, in the south line of Balboa street, 57-8 feet east of Thirty-third avenue, Richmond district, to John W. Wallace.

Lot 25x100, in the southeast line of Madrid street, 27-8 feet southwest of Brassi avenue, with improvements, Excelsior homestead association, to Mathias and Margaret Rick.

Lot 25x100, in the south line of Lincoln way, 22-8 feet east of Forty-fourth avenue, Ocean side district, to George Moss.

Lot 25x100, at the southwest corner of Lincoln way and Forty-fourth avenue, Ocean side district, to Herman Lederer.

Lot 25x120, in the west line of Twenty-fourth avenue, 100 feet south of Irving street, Sunset district, to LeRoy Cleal.

Lot 25x100, in the east line of Twenty-fourth avenue, 225 feet north of Judah street, Sunset district, to Margaret Leach.

Lot 25x120, in the east line of Twelfth avenue, 100 feet south of Anza street, Richmond district, to W. T. Luscombe.