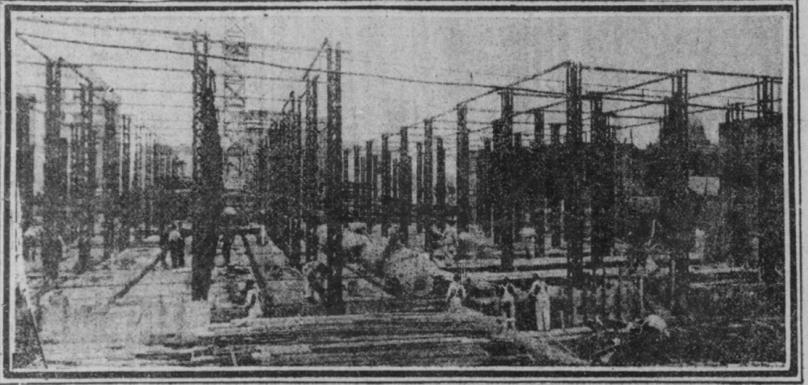


### UPPER MARKET DISTRICT FAST IMPROVING WITH MANY NEW BUILDINGS

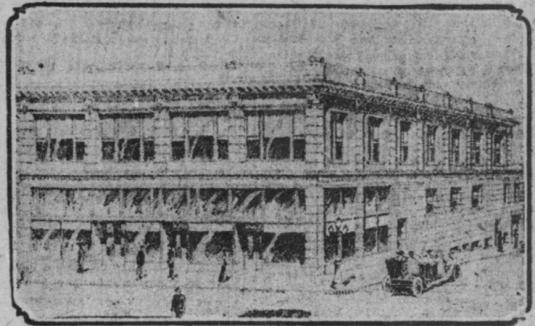
HOW THE TEMPORARY CITY HALL APPEARS IN PROCESS OF CONSTRUCTION AND OTHER NEW BUILDINGS IN UPPER MARKET STREET AND ADJACENT DISTRICTS.



PHOTOGRAPH TAKEN THIS WEEK, SHOWING NEW CITY HALL UNDER CONSTRUCTION.



STORAGE WAREHOUSE FOR WILSON BROTHERS 6000 NORTH SIDE OF MARKET NEAR FRANKLIN.



BUILDING TO BE ERECTED, SOUTH-EAST CORNER OF GOLDEN GATE AVENUE AND HYDE STREET.



MODEL APARTMENTS TO BE BUILT IN CASTRO STREET.



APARTMENTS TO BE BUILT IN CASTRO STREET BETWEEN 18TH AND 19TH STREETS.

### NEW CITY HALL STRUCTURE IS MAKING RAPID HEADWAY

#### Other Substantial Buildings Both North and South of Upper Market Are Giving Progressive Tone to District

In upper Market street and adjacent districts both north and south many new buildings of a substantial character are under construction or about to be begun.

Rapid progress is being made on the new temporary city hall. The concrete of the first floor has been placed and work on the second story is under way. Heller & Wilson, consulting engineers for the A. C. Whitcomb estate, the owner, state that the building should be ready for occupancy the beginning of next year. This building will be occupied exclusively by the city and will house all of the city departments now scattered in various parts of the downtown section. It is to be of reinforced concrete throughout and seven stories high, with a frontage of 200 feet in Market street.

A building is being constructed by Mrs. Eleanor Martin as a storage warehouse for Wilson Bros. company in Market street at the intersection of Rose avenue near Franklin street. It has a frontage of approximately 115 feet and extends through to Page street.

The building is three stories and basement and is of the highest class of warehouse construction, being of reinforced concrete with exterior finished in white Portland cement.

The building is equipped with large freight elevator and sidewalk lift, fireproof metal windows with wire glass and automatic fusible link steel doors and metal division partitions for storage rooms. Wilson Bros. company, Inc., will occupy the entire building with the exception of a portion of the first floor, which will be subdivided for stores. Willis & Polk company are the architects.

T. Patterson Ross and A. W. Burgren, architects, have let contracts for a two story and basement brick building to be erected at the southeast corner of Golden Gate avenue and Hyde street for the Joseph estate.

The building will be faced with red pressed brick, with white joint and white terra cotta trimmings. The premises have been leased for a term of years to a rubber tire concern and automobile agency.

The cost of building will be \$36,000.

### SALES REPORTED

#### THOMAS E. HEYMAN

Thomas E. Heyman reports sales made recently amounting to \$150,000. The property in the south side of Clay street, between Polk and Larkin, was sold for William W. Yager to a speculator for \$25,000 and resold within two days at a profit of \$2,000.

William W. Yager and Alfred M. Yager sold this property to Charles T. Tulloch. The lot is 55x127.5x and is numbered 1837 Clay street. Improvements consist of 12 apartments, bringing in rental of \$4,400 per annum. Price paid was \$28,000. Tulloch resold the property to Abe Holberg for \$27,000.

Other sales were as follows:

William J. Smele to W. M. Hohfeld, lot 57x61, at the southwest corner of Lake street and Fourth avenue, with eight flats, price \$20,000.

Meyer Levinson to Mrs. Elida B. Levy, wife of Mary J. Levy, lot 26x106, with 10 room residence, in west line of Masonic avenue, 250 feet south of Waller street, known as 1345 Masonic avenue, price \$11,000.

Mrs. Elizabeth G. Blangy to Robert P. McShane, lot 25x137.6, together with three flats, in north line of Carl street, 300 feet east of Swan street, price \$12,500.

Mrs. Barbara Schuster to Mrs. Maria Ghisla, lot 27x120, with eight flats, price \$12,500.

Lot 26x125, in the east line of Church street, between Market and Duboce avenues, known as 122 1/2 Church street, price \$15,000.

Mrs. Margaret Lawler to a client, lot 25x100, with 10 room house, in north line of Haight street, 50 feet west of Lyon, known as 1215 Haight street, price \$7,000.

Edward Glaser to Alfred Hart, lot 27x67.5, and seven room residence, known as 2045 California street, price \$7,000.

George P. Whitmore to Dr. W. F. H. Osmun, lot 25x100, with seven room residence, in south line of Lake street, west of Eighth avenue, price \$7,000.

### MASON AND EDDY CORNER LEASED

#### Local Syndicate to Build Large Hotel to Cost Half Million Dollars

The J. K. Prior estate company has just closed a lease with Attorney Arthur Brand, acting for a syndicate of local capitalists, for the lease of the 50 vara lot at the southwest corner of Mason and Eddy streets. The company now forming will immediately commence the building of an up to date commercial hotel on this property.

The structure will be six stories in height and thoroughly modern, containing a large number of baths, vacuum cleaning system and compressed air ventilating plant.

The exterior of the building will be finished in red and buff brick, with ornamental belt courses and cornice. The lobby will be finished in Alaska marble and will be done in colors of ivory and gold. Besides a marble staircase there will be three fast passenger elevators and one freight elevator. The building will have upward of 250 rooms and the ground floor will contain, beside the hotel lobby, several stores in both Mason and Eddy streets.

The lease for this land was negotiated through the office of George R. Perkins, 151 Sutter street, negotiations for which had been pending several months. The ground rental involves \$1,000,000 and is for a long term, and the improvement when completed will involve another \$500,000.

This deal is considered by real estate men to be one of the most important that has been turned in many months and certainly means much to the section west of Powell street, since it at once establishes a value and starts activity in the section, that, though very prominent and close in, has been somewhat slow since the big fire in coming into its own.

### SALES NEAR THE PARK

#### BY SOL GETZ & SONS

Solomon Getz & Sons report the following weekly sales:

Lot 32x6100, at the southwest corner of this 24-second avenue and Balboa (B) street, Richmond district, to August Kurawake.

Lot 32x6100, at the northwest corner of Third avenue and Kirkham (K) street, Sunset district, to William H. Smith.

Lot 20x120, in the south line of Lobo street, 200 feet east of Capitol avenue, City land association, to Louis Bage.

Lot 25x120, in the west line of Eighth avenue, 150 feet north of Kirkham (K) street, Sunset district, to David G. Haubert.

Lot 25x120, in the west line of Seventh avenue, 150 feet north of Kirkham (K) street, Sunset district, to William H. Smith.

Lot 50x120, in the east line of Twenty-first avenue, 100 feet east of Irving (I) street, Sunset district, to Maggie M. Capella.

### IMPROVEMENTS IN THE MISSION

An important addition to the numerous improvements that have been made of late in the Mission, Warm Belt and Eureka Valley districts are the two apartment houses, designed by Architect Arthur G. Scholz, for Mrs. Colomb Moretti, in the westerly line of Castro street near the junction of Eighteenth street.

The buildings are planned in mission style, in accordance with the architecture of the district. To meet the demands of business at the Eighteenth and Castro streets transfer point, two stores have been installed on the ground floor of each building.

Both buildings contain seven two and three room apartments; an intermediate court between the buildings will provide for the adequate lighting of each room, a terrazzo playground on the roof being a feature of the design, on account of the lack of public playgrounds in the neighborhood.

These buildings will improve the only vacant property in the locality, which is a business and amusement center, directly south of the proposed entrance to the Twin Peaks tunnel at Seventeenth and Castro streets. Confidence in the growing importance of the district has induced Mrs. Moretti to improve her property. Construction will begin at once.

A substantial improvement in the lower business section of the Mission will be the five story store and apartment building, for which excavations are being made, to be erected by P. J. Gagliardi on the northeast corner of Valencia and Sixteenth streets. This building will tend to make Valencia and Sixteenth streets one of the notable corners of the city.

**\$35,000**  
Presidio Heights Residence  
Containing 14 rooms, 3 baths; 7 bedrooms; servant's room extra. Unobstructed marine view.  
Lot 55x127.5x.

**\$16,000**  
Jackson Street Residence  
Presidio Heights District, containing 9 rooms; 2 baths; steam heat in all rooms.  
Lot 40x127.5x. Marine view.

**Spur Track Properties**  
Vicinity East and Filbert. Any size. Liberal terms.

**HARRIGAN WEIDENMULLER & ROSENSTIRN**  
345 MONTGOMERY ST.

**MUTUAL SAVINGS BANK**  
706 MARKET ST. OPP. THIRD  
Savings—Accounts—Checking  
Open Saturday evenings from 5:30 to 8 o'clock, for deposits only.

**A SUBDIVISION PROPERTY**  
Unusual opportunity to obtain over 600 LOTS suitable for subdividing. Only 20 minutes from Kearny and Market sts.; on two car lines.

**Large Profits Assured**  
Requires \$50,000 cash, balance on long time.

**BALDWIN & HOWELL**  
318-324 Kearny St.

**Drexler Tract at Menlo Park**  
Two-acre wooded residence sites in the finest home district on the peninsula  
on the peninsula  
**R. H. BROTHERTON**  
Exclusive Agent  
660 Market St., Rm. 205, San Francisco.

**ALFALFA LAND**  
3,000 acres in small tracts. All irrigated; on railroad; Merced County.  
**CO-OPERATIVE LAND & TRUST CO.**  
595 MARKET ST., SAN FRANCISCO

**British Columbia FARM LANDS**  
Great opportunities for farmers or investors.  
Fertile valley lands close to line of Grand Trunk Pacific Railway.  
Large open meadows—no irrigation required—splendid climate—no crop failures.

**\$15.00 to \$25.00 per acre, according to location. Easy terms.**

Buy before railroad is completed. Big advance coming.

Deal with the largest and strongest land company in British Columbia.

**North Coast Land Co., Ltd.**  
VANCOUVER, B. C.  
Capital Paid Up, \$1,000,000

CALL OR WRITE  
**Spaulding & Baxter,**  
Selling Agents  
245 Montgomery Street,  
SAN FRANCISCO, CAL.

**Cows Furnished Settlers**  
Who buy our Sacramento Valley irrigated lands. Dairy cows to be paid for out of half the cream sold.  
For full information and specimen products call on  
**H. L. HOLLISTER & CO.,**  
412 Market St., San Francisco

**BATTERY STREET SALES OF WEEK**  
Large Buildings to Be Put Up by Purchasers of Choice Parcels of Land

The transfer of the property at the northwest corner of Clay and Battery streets, fronting 68 feet 9 inches in Battery and 77 feet 6 inches in Clay street, owned by Richard S. McCreery, was recorded Wednesday by deed from Richard S. McCreery to A. S. Baldwin of Baldwin & Howell, who in turn has deeded the property to Samuel S. Parsons. The sale was effected by Baldwin & Howell; the terms are private.

It is the intention of Parsons to erect at once a four story building on the property, applications for a portion of which have already been made by parties who desire long leases.

This sale followed closely upon the purchase by Masow & Morrison, builders and contractors, of a choice parcel of land belonging to Hannah Gerstle, in the west side of Battery street, 25 feet north of Market, for approximately \$158,000. The property has a frontage of 61 feet 4 inches in Battery street and a uniform depth of 137 feet 6 inches.

The new owners will put up two five story and basement buildings suitable for wholesale purposes, to cost \$75,000.

This property is considered one of the finest in the wholesale district on account of its accessibility and for advertising purposes. The sale was made through Harrigan, Weidenmuller & Rosenstirn.

Mortgage Investment Co. loan at bank rates. 709 Monadnock building.

**WALNUT GROVES PAY**  
Invest your money where it is absolutely safe and you are sure of a good income while your property doubles in value. Good rich land in a wealthy community and close to the city is sure to double in value and

**OUR WALNUT GROVES**  
will assure you of a splendid income and we care for them for four years, turning over a seven year old bearing orchard. The terms are easy, allowing you to retain your present position until you are sure of an income.

**EXCURSION JUNE 11th**  
You are invited to meet us at the Santa Fe Ferry, foot of Market Street, at 9 a. m., or Santa Fe Depot, Oakland, at 9:20 a. m. Sunday, June 11th, and enjoy the day in our Walnut Groves at Concord. We arrive in San Francisco at 5:30 p. m., in time for dinner.

**ROUND TRIP, WITH LUNCH, \$1.00**

**R. N. BURGESS COMPANY**  
907 First National Bank Building, San Francisco.  
110 First National Bank Building, Oakland.  
507 "J" Street, Sacramento.  
Brooks & Stewart, Walnut Creek, Cal.

There's No Place Like  
**FAIRFAX**  
for Home Sweet Home  
and Deer Park  
in the Chamber's Paradise.  
Lots for sale by CROKER & CO.,  
San Anselmo, Cal.

**Watch San Francisco Grow!**  
Get the best improvement club news of the city and state by subscribing for The Saturday Call.  
\$1.50 a year; 75 cents 6 months.

### EXTENSIONS ARE LIKELY IN TRANSPORTATION LINES

By PAUL SINSHEIMER

The movement for better transportation facilities has manifested itself in a variety of forms during the current week. It was directed toward the improvement of the urban and interurban service in and about San Francisco. It undoubtedly is a symptom of the economic welding of the bay communities. There is assurance of necessary extensions in important particulars, but for many of the most pressing evils there is no immediate prospect of correction.

The pressure for this sort of development comes with local and suburban growth. The element above all others that makes for this condition is, of course, the exposition, but a number of other and distinct circumstances tend toward the same end. There is, for instance, at this time, prospect of

Continued on Page 18, Column 2

**BOAT LEAVES SANTA FE FERRY**  
Foot of Market Street  
**At 11:30 A. M. TOMORROW (Sunday)**  
Get Tickets at our office before 2 p. m. today.

**PULLMAN CAR WORKS**

**BALDWIN & HOWELL'S BIG EXCURSION TO RICHMOND** and the Pullman Car Shops

**FREE TICKETS TO PROSPECTIVE INVESTORS AT OUR OFFICE—NO OBLIGATION.**

Tomorrow morning at 11:30 we are going to take, as our guests, between 400 and 600 people upon a delightful bay trip upon the new Santa Fe steamer, "San Pedro," to Richmond, where a special Santa Fe train will be in waiting to take the crowd past all points of interest of this great and growing manufacturing district.

The train will stop at Pullman Park Station, where luncheon will be served about 2 p. m. in Pullman Park, a big new subdivision we are now putting upon the market, and the excursionists will leave about 4 p. m., arriving in San Francisco about 5 p. m.

Everybody interested in investigating the Richmond and Pullman situation is cordially invited to call at our office today and get tickets for themselves and friends.

No one will be persuaded to buy any lots unless they wish to do so—all we ask is that you, as a guest, look the proposition over and we in return, as hosts, will leave you to draw your own conclusions.

We KNOW we have in "Pullman Park" the biggest money making opportunity for small investors, that was ever offered around San Francisco bay.

But we want YOU to know this and the best way to know is to SEE.

We don't EXPECT everybody to buy—if they did we wouldn't have lots enough to go round.

As it is we have just about enough lots to allow one to every four people who go on the excursion, so you see it won't be NECESSARY for us

to "do much talking" after we get there.

Here, in brief, is what you will observe tomorrow:

1. We have the only \$500 lots on the market adjoining the Pullman Car Shops.
2. There are between 700 and 800 men now working in these shops who are badly in need of cottages and will pay good rent at once, enabling our buyers to make from 15 to 18 per cent net if they will build cheap cottages on our lots. We could rent 50 cottages right now.
3. Our street work is all done and it is the best and only high grade subdivision street work in Contra Costa county.
4. That \$5 secures a lot and \$50 gets a deed to it, and we give you six years to pay the balance; no interest and no taxes this year.
5. There is a big demand for rooming houses, hotels, boarding houses, stores, etc.

Remember that \$5 secures a lot tomorrow; you won't be able to spend a cent on the excursion and you'll have a delightful trip whether you decide to buy or not.

So make up your mind to come—bring your wife along. Get tickets at our office before 2 p. m. today.

**BALDWIN & HOWELL**  
Sales Agents  
318-324 Kearny Street  
San Francisco, Cal.