

WHAT THE MISSION NEEDS TO COMPLETE THE CHAIN OF CIVIC IMPROVEMENTS

TWIN PEAKS TUNNEL AND BOULEVARDS ARE NECESSARY They Would Give Mission and Market Street Districts Quick Transportation to the Park and Mean Much for Development of Entire Southwestern Part of City and Peninsula

By HERBERT HEYWOOD It is the general belief among real estate dealers that the fair site announced last Tuesday was the most comprehensive and far sighted plan that could have been adopted. There remain, however, two great enterprises that are necessary to complete the chain of development to benefit the city. One of these is the Stockton street tunnel to provide easy access from the shopping district to the beginning of the fair grounds at Telegraph hill and North Beach. The other urgent improvement is the Twin peaks tunnel to make easy the length of Market street and also from the easterly part of the Mission to the part of the exposition located in Golden Gate park and vicinity. At present the Mission is the only district for which no provision was made in the general scheme of improvement. It, however, the Twin peaks tunnel be built, it would confer a lasting benefit on the Mission fully as great as the improvements made in other parts of the city along the exposition site. At present a plan is being prepared, of which details will soon be announced, of carrying through this great tunnel project. Another line of improvements that the Mission feels it is entitled to at this time is the making of a splendid ocean boulevard from the south side of Golden Gate park to the Lake Merced land and continuing along Sloat boulevard, through Ocean avenue and Onondaga to Mission street. By making parkways along either side of the boulevard, planting palms and laying out flower beds along the entire distance, this whole section of the city from the Golden Gate park and the ocean to the heart of the Mission would be transformed into a park. To bring this about would doubtless require the aid and co-operation of all the improvement clubs in that part of the city. Another district that is equally in need of good thoroughfares connecting with the park and ocean is the region lying south of the Inkside race track and including Lake View, Ocean View and the country between the line and the whole peninsula beyond. Junipero Serra boulevard would make a magnificent highway if put in proper condition. The 29 foot parkway lying along its eastern edge, when laid out in flower strips and grass plots and planted with palms, would become one of the finest streets in the city. At present there are no openings from this boulevard to the streets of the adjoining district. This is a condition that is becoming intolerable and the residents of that region are clamoring for the opening of their east and west streets into the boulevard. The Spring Valley company is the nominal owner of the 29 foot strip of parkway which cuts off the intersecting streets. It is believed that with the proper intercession and petitions these street openings could now be secured. Junipero Serra boulevard is not yet an accepted city street, and this, too, is a matter that needs to be taken up and passed through to a settlement. With this accomplished, the city's boulevard system would be completed from the south county line clear around to the park, Cliff house, Presidio and Telegraph hill without a break. There is no doubt but that much of the enjoyment to be derived from the coming exposition will be by viewing it from the intertural railroad along the north shore line and by means of automobiles or other vehicles through the park system. Unless some such boulevard system from the Mission and the peninsula district on the south is provided a large part of the population in that direction will be cut off from any adequate means of reaching the fair. With the rapidly growing use of the automobile this becomes an urgent necessity. For the large part of the people who are dependent for a day's outing at the fair with a less expensive vehicle, by carriages or bicycle, it is equally important that they be provided with an easy and pleasant means of access to the fair grounds. Considerable as might be the cost of all this network of improvements, including the Twin peaks tunnel and these boulevards, the expense would be well worth while, owing to the increase in property values of that part of the city. While upward of \$10,000,000 will be spent in beautifying the northern half of the city, it is hardly conceivable that a few millions would be begrudged to the Mission to bring it, too, into the general scheme of civic improvement. But to accomplish this it will be necessary for the voice of the people of the Mission to be raised in assertion of their claims for their share of city improvements and for united action on their part toward this end.

HANDSOME APARTMENT HOUSE RECENTLY COMPLETED ON SLOPE OF NOB HILL



APARTMENT HOUSE ON N W CORNER OF SACRAMENTO AND CUSHMAN ROUSSEAU BROS ARCHITECTS

SALES AND LEASES OF THE WEEK

North Beach Business Block and Mission Street Corner Principal Transactions One of the best pieces of business property in the North Beach section has changed ownership during the last week. This is the gore property bounded by Montgomery avenue, Vallejo and Dupont streets. It has a frontage of 141 1/2 feet in Montgomery avenue, 30 1/2 feet in Vallejo street and 108 feet in Dupont. It is improved with a three story building. The former owners, John Rosenfeld's Sons, sold to Maurice Rosenthal for about \$125,000, the seller taking back a mortgage of \$112,500. The unimproved lot at Mission and Eleventh streets, being 80 1/2 feet in Mission street by 57 1/2 feet in Eleventh, was sold by Charles Samuels, referee, appointed by the superior court, at public auction to E. W. Ferguson for \$2,060. This bid is subject to the confirmation of the court, and can be raised by any one at the proper time. Rhine & Co. report the following recent sales: For J. H. Schuef to P. Yager, lot in the northern line of Jackson street, 52 1/2 feet west of Hyde, 27 1/2 x 112 1/2 feet. Price \$5,000. For L. M. Hoefler, the southeast corner of Twenty-sixth and Florida streets. Improvements consist of store and flats. Lot 50x113. Price \$6,000. For A. Grunauer, to client of the office, three room flat, situated in the westerly line of Willard street, 125 feet north of Fulton, lot 25x118. Price \$10,000. For Dr. Alice M. Goss to a client, nine room residence in the north line of Clay street, 210 feet east of First avenue, lot 23x127. Price \$5,000. For Andrew Maide, lot 25x112 1/2, in the north line of Clay street, 260 feet east of First avenue. Price \$6,000. For G. H. Meller to client, lot and improvements in the easterly line of Scott street, 100 feet south of McAllister, lot 65x100 feet. Improvements, nine room residence and four flats. Terms private. For B. A. Weyl and M. L. Cahn, lot and improvements in the south side of California street, 68 1/2 feet east of Octavia, lot 68 1/2 x 127 1/2. Improvements consist of six flats. Terms of sale private. Rhine & Co. also report the leasing of a residence at 1509 Gough street for the account of S. Bachman, to the California Conservatory of Music, for the term of five years, at the total rental of \$8,400. Rhine & Co. also report an exchange pending involving \$90,000, the particulars of which will be given later. The exchange involves the sale of property at the southeast corner of Pine and Broderick streets, for the account of Thomas B. Woodward to a client, improvements being a 10 room residence, Price \$7,500. The German Savings bank made a building loan of \$15,000 to W. J. Brady & Sons, to build a one story warehouse, at Naumia and Fremont streets. The bank also made an advance of \$15,000 to the same parties on property in the south side of Spear street, 127 1/2 feet northeast of Howard. The California Title Insurance company loaned \$3,000 to Chandler & Bourn to build a residence on lot 60 Corona Heights. The Hibernia bank loaned \$4,500 to Elizabeth

NEW RESIDENCE BUILT ON CORONA HEIGHTS.



RESIDENCE ON CORONA HEIGHTS, BUILT BY CHANDLER AND BOURNE FOR M. H. JACKS

NEW FLATS AND APARTMENTS IN LATEST ARCHITECTURAL DESIGNS

Apartment house construction is going on very extensively throughout the city. Among the late improvements on Nob hill is a five story apartment house just being completed for Harry and West Chamberlain. The building is on the northwest corner of Sacramento and Cushman streets, near Mason. It contains 20 two and three room apartments which combine marine view and sunshine. The finish is in rosewood. All the very latest conveniences have been incorporated. The design is by Messrs. Rousseau. Architects Charles M. and Arthur F. Rousseau have completed plans and begun work on the erection of two sets of frame flat buildings at the southeast corner of Washington and Hyde streets. These flat buildings are designed in the very latest style of architecture and are fully equipped with every convenience. The exterior is finished in the colonial style of architecture, with bay windows of each building which are carried up to a classic cornice. The entrance will be an ornate one, with a beautiful art glass Yarguse in an arched opening leading to the lobby. The lobby has marble wainscoting and tile floor. The interior is finished in hardwood floors and beam ceilings. They have hardwood floors and trimmings, while the kitchens and bath rooms have tile floors. These two flat buildings are among the most artistically arranged flat

LARGE LEASES MADE THIS WEEK

Abrahamson Brothers & Co. have just completed negotiations for the leasing of three large buildings for apartment house and hotel purposes. They have leased for Mrs. Emma Grace Butler the large apartment house which is in course of construction at Geary and Fillmore streets. This building will contain 125 rooms and will be divided into rooms with baths and two and three room apartments, with wall beds and other modern improvements. The lease is for a number of years in private terms. They also have leased for the O'Sullivan estate the seven story steel frame building now being built in Fourth street near Mission to M. H. Smith for a term of seven years on private terms. This building will contain 100 rooms, besides an office, lobby and reading room. It will be equipped with steam heat, oil plant and other modern conveniences. They also have leased a building now in course of construction in Kearny street between Pine and California streets, owned by the Hyman Brothers company, containing 75 rooms and three lofts. The hotel will be known as the Hotel Greenway and will be managed by Alligier Brothers. The stores will be occupied by the Jones & Barber company, A. Goldberger and A. Jones.

NEW RESIDENCE ON THE HEIGHTS

Noel H. Jacks' Residence Shows Progress in Recently Laid Out Section On Corona heights a residence is being completed by Chandler & Bourn for Noel H. Jacks of the Young Men's Christian association. This large apartment house is equipped with the latest conveniences, including tiled bathroom and kitchen, electric chutes, wall switches for all electric lights, toilet and lavatory on both first and second floors, a sleeping deck, master's two doors, besides double sink board in kitchen and large cooler and cabinet pantry. The interior finish is stained pine, somewhat new in style and very pretty. The exterior finish is plaster with pergola porch, and the extra large windows all around the house provide for the maximum of sunlight and air. The views from this residence are among the finest in the city, overlooking as it does the ocean, city and bay. BALLOONIST'S SLAYER SENTENCED—Denver, July 25.—Frank H. Benwood, convicted of murder in the second degree for killing George F. Coolidge, while shooting at a balloon over the St. Louis balloonist, who was also killed, in a hotel barroom here May 24, was sentenced yesterday to life imprisonment. Sentence followed the denial of an application for a new trial.

LOANS RUN INTO HIGHER FIGURES

Mortgage record figures for the party week run up into a large sum. This is partly due, however, to some out of town transactions like the bond mortgage of \$322,250 of the Homestead Development company to the Mercantile Trust company. This, however, is an old land proposition in Fresno county, which is being financed by A. E. Boynton. The Swiss-American bank made a building loan of \$20,000 to H. W. Bernheim, to build an apartment house in California street, 51 feet west of Buchanan, on lot 50x137 1/2. The \$15,000 loan by the German Savings bank to Caroline V. Black, at Octavia and Geary streets, was a renewal. The German Savings bank made a building loan of \$15,000 to the Washington Realty company, at Washington and Drumm streets, was also a renewal. The bank also made an advance of \$15,000 to John Rosenfeld's Sons, on the gore block, at Montgomery avenue and Dupont street, was taken in part payment of sale of this property for about \$125,000. The German Savings bank made a building loan of \$15,000 to W. J. Brady & Sons, to build a one story warehouse, at Naumia and Fremont streets. The bank also made an advance of \$15,000 to the same parties on property in the south side of Spear street, 127 1/2 feet northeast of Howard. The California Title Insurance company loaned \$3,000 to Chandler & Bourn to build a residence on lot 60 Corona Heights. The Hibernia bank loaned \$4,500 to Elizabeth

Alameda Sugar Company Stock Advances on Rumors of Changes

By PAUL SINSHEIMER Reports have been in circulation of impending changes in the organization of the Alameda Sugar company. A meeting has been called at which the subject will be placed before the stockholders. Press dispatches from Sacramento say that representatives of the company have been inspecting land in the Sacramento valley with the view of erecting a new factory there. At the local offices of the company it was said yesterday that no changes have been made yet and that the Alameda plant would be operated this season as usual. The stock of the sugar company has been active for the last month. It has advanced steadily, but at the same time there has been no public announcement to explain the unusual interest in the securities. Certain land companies in the Sacramento valley have been eager to locate sugar factories in their territory and have made overtures to the Alameda and other concerns. Within the next few weeks Robert N. Frick, local attorney, is assumed to assume his position as a member of the bond house of J. H. Adams & Co. J. H. Adams of Los Angeles, the head of the firm, recently decided to sell out his interest and the purchasers will include his associates in the company and Frick. The corporation has a capital stock of \$3,500,000, and Adams has been the heaviest individual holder. The members of the house are: J. H. Adams, J. H. Terrance, E. J. Marshall, H. E. Huntington, James R. Martin, Frank M. Brown, Robert N. Frick, Howard Huntington, R. B. Wheeler and Morgan Adams. The local office is under the management of Frank M. Brown. There were evidences in yesterday's market of a renewal of interest in Associated oil. There was some buying at 4 1/2% with 30 day options at 5 1/2%. The company has kept its own counsel, but published reports from Bakersfield attribute great value to the corporation's holdings in the Lost hills. The future of these holdings has been regarded as uncertain, but recent strikes in the vicinity are said to have established the worth of the field. Hawaiian Commercial and Sugar responded to the movement in the sugar market and moved up to 39 1/4, closing at 39 1/4. Northern California Power sold in small lots at 4 1/2%. Palmer was down at 1 1/2% and Spring Valley was a trifle weaker at 5 1/4%. Application for licenses have been made to the superintendent of banks by the Citizens' Trust and Savings bank of Los Angeles and the First Savings bank of San Jacinto.

STUDYING TO SOLVE EUROPEAN PROBLEM

A report has been received from the manager of the California development board, Robert Newton Lynch, who is in Europe studying immigration conditions in relation to California, with the object of encouraging immigration from the agricultural districts of Europe. Before leaving New York Lynch made a thorough investigation of the field. Through Senator Perkins he received an appointment as immigration inspector, and after numerous interviews with such people as Howard P. Grose, the author of books on immigration; Inspector Williams of the port of New York, the officials of the steamship lines and the commissioners at Ellis island, had his subject well in hand. To facilitate matters while abroad Secretary Knox furnished Lynch with letters of introduction to consuls and consular agents abroad. His preliminary investigations showed that the destination of the immigrant is fixed in almost all cases by the impression he has when leaving home. There is no prospect of influencing him as to his location after his arrival. Lynch will go into those subjects the country and the California Development board may establish a European branch, which will serve in a small way to direct emigration, and will carry on the regular functions of the development board.

BUILDING PERMITS ON THE INCREASE

That building operations are about to take a renewed start is evident from the increased figures of building permits issued this week. The following is the building inspector's report for the week: Eleven class C buildings.....\$502,551 Fifty-seven frames.....214,000 Sixty-nine alterations.....19,200 Total.....\$736,456

MARKET STREET LEASE IS CLOSED

Land at Fourteenth and Valencia Also Leased for Building H. J. Stinson & Co. report the leasing of the vacant lot at the corner of Fourteenth and Valencia streets for the Martin-Sachs company for a period of five years, on which is to be built a one story frame of six stores. The lease was reported having already released the holding.

NATIVE SONS PREPARE FOR ADMISSION DAY

Delegates from the various local parlors of the Native Sons of the Golden West have held a preliminary meeting for the purpose of organizing for the celebration of Admission day in Santa Rosa next September. The following were elected general officers: Angelo J. Rossi of El Dorado parlor, chairman; M. E. Deary of Bay City parlor, vice chairman; Frederick H. Stanle of Stanford parlor, treasurer; and Melvin A. Rowe of Alcatraz parlor, secretary. The next meeting of the general committee will be held at Santa Clara hall Friday, August 4.

CONVENTION TO DISCUSS RETAIL LUMBER TRADE

[Special Dispatch to The Call] NAPA, July 28.—A convention of the retail lumber dealers of northern California, including Sonoma, Napa, Yuba, Butte, Lake and Sutter counties, will be held here Saturday, August 12. An elaborate program has been arranged. Important questions concerning the lumber trade will be discussed.

Californians on Travels

[Special Dispatch to The Call] NEW YORK, July 28.—Californians in New York: From San Francisco—J. S. Ewell, Waldorf Astoria; Mrs. Anstetter, Hotel Marie Antoinette; Miss D. Davis, M. Hamburg, Hotel Richmond; Miss K. Lincoln, Great Northern hotel; L. M. King, Hotel Waldorf; J. F. Welsh, Miss G. Welsh, Hotel Empire; Mrs. E. Liborich, Hotel Earlington; Miss M. Rose, Hotel Wolcott; Miss N. F. Minny, Hotel Breslin; C. M. Eberly, Hotel Cadillac; S. W. Warr, Hotel Belmont; H. Davis, King Edward hotel; G. C. Hall, St. Andrew hotel. Los Angeles—J. P. Atkin, Mrs. Atkin, Miss M. Gilmore, Hotel Marie Antoinette; C. E. Barst, Mrs. Barst, Hotel Van Cortlandt; C. M. Harrison, P. M. Harrison, J. M. Harrison, Hotel Napa; J. G. Gentry, Hotel Victoria; G. E. Miles, S. Miles, Mrs. Miles, F. S. Miles, A. J. Taffel, Mrs. Taffel, Hotel Victoria; F. B. Miles, Hotel Rector; A. T. Sargent, Mrs. Sargent, Hotel Wolcott; W. T. Darrach, Mrs. Darrach, Hotel Bristol; R. H. Fisher, Holland house; W. H. Marshall, Hotel Wolcott; C. B. Russell, Hotel Remington; W. F. Frank, Hotel Wellington; Miss N. McArthur, Hotel Marie Antoinette; Mrs. A. Palmer, Hotel Aldine. Pasadena—J. A. Johnson, Hotel Manhattan.

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