

LARGE BUILDINGS CONSTRUCTED FOR GROWING INDUSTRIES

LARGEST CANDY FACTORY ON COAST

Spacious Building to Be Constructed in Beale Street for Thriving Enterprise

Local Manufacturing Firms Are Putting in New Plants in Larger Quarters

That home industries are making a steady gain is shown by the new and enlarged quarters that several manufacturing companies have contracted for or recently constructed in San Francisco and across the bay.

The Freeborn Estate company has broken ground for a new six story and basement brick building to be constructed on the easterly side of Beale street, 137-6 feet south of Market.

The entire building will be occupied office of Harrigan-Weidenmuller company and will be the largest exclusive candy manufacturing building west of Chicago.

The lease was negotiated through the office of Harrigan-Weidenmuller company, and runs for a term of 10 years, at a total rental of \$50,000.

The new quarters were contracted for because the present premises occupied by this company at 643 Front street have proved inadequate to accommodate its growing business.

In this building the Collins-McCarthy Candy company is installing an entirely new plant for the manufacture of the higher grades of candies.

The company is now employing 50 people. Upon its removal to its new building, 25 to 31 Beale street, right around the corner from Market, the number of employees will be doubled.

SYRUP COMPANY EXPANDING

A handsome new reinforced concrete building for the Pacific Coast Syrup company is under construction in the west side of Sansome street near Pacific.

The building is designed in the most modern type of reinforced concrete construction, the floors being capable of carrying the heavy load of 500 pounds per foot.

Work is now being rushed on the building. The Pacific Coast Syrup company expects to occupy its new building about July 1.

Among the contracts let out for this building (Gilley-Schmid company, Inc.) was the plumbing. The Capitol Plate Metal works have the metal windows, the doors, Kalamend doors and trimmings and all of the sheet metal work.

Another manufacturing plant has been added to the fast growing number across the bay. The Mount House Plaster company has recently built a factory at Emeryville, Oakland.

Its product is a wall board that is pronounced by architects and builders to be the most workable of its kind. J. W. Voglesong, inventor of the product and equipment and formerly associated with the Kellogg Glass company of Pittsburg and St. Louis, is in charge of the plant and manager of the business.

The factory occupies a whole block in Hollis street in the Emeryville district of Oakland. The main building has a floor area of 250 by 150 feet.

The product is a combination of pure gypsum plaster and wood in a form of a board ready to be nailed to the joists and studding. This commodity is largely used east of the Rocky mountains, but on account of the component parts being native to California and Nevada, it is appropriately called "California Colonial" by the Mount House Plaster company.

This wall board is a labor saver in the matter of installation, while it combines such improvements in building as fire proofing, electric insulating, sound deadening and nonconduction of heat and cold.

In support of this claim for "California Colonial" wall board is the official report of the underwriters' laboratories, Chicago, representing the National Board of Fire Underwriters for the United States and Canada.

The test was made on dry pine studding and a temperature of 1760 degrees Fahrenheit was reached during the 60 minutes the board was "under fire." After this severe trial the board was cooled with hose, the nozzle being 20 feet from the panel and the official statement is that "the steam failed to displace any of the boards on the chamber side, although directly exposed to the impact, nor did the board or plaster show further cracking."

SALES REPORTED IN RICHMOND AND SUNSET

Sol Getz & Sons report the following sales this week:

Lot 10x120, in the east line of Twenty-ninth avenue, 125 feet north of Union street, Richmond District, to R. D. Johnson.

Lot 25x120, in the east line of Forty-sixth avenue, 225 feet north of Lincoln way (H street), with improvements, Oceanside District, to G. H. Dresser.

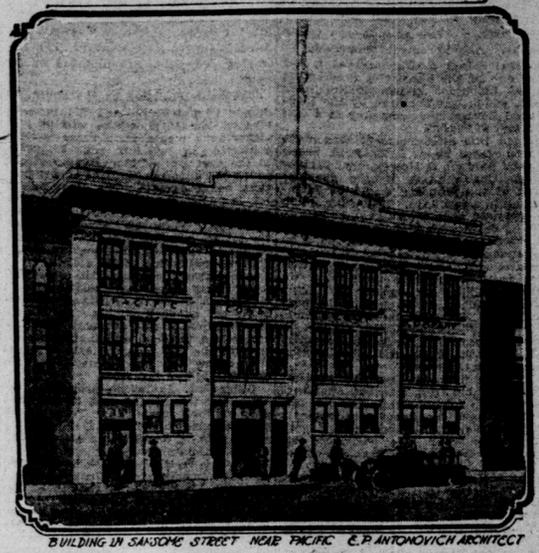
Lot 25x100, in the south line of Judah (J) street, 32-6 feet east of Twenty-third avenue, with improvements, Sunset, to S. W. Robinson.

Lot 25x120, in the west line of Thirty-third avenue, 225 feet north of Kildam (K) street, Sunset District, to Marjorie Cohen.

Lot 25x120, in the east line of Twenty-fifth avenue, 200 feet north of Judah (J) street, Sunset District, to Marjorie Cohen.

Lot 25x120, in the east line of Twelfth avenue, 125 feet north of Anza (A) street, Richmond District, to E. A. Janssen.

FINE TYPE OF WHOLESALE AND WAREHOUSE BUILDING IN SANSOME STREET NEAR PACIFIC, WHICH IS TO BE OCCUPIED BY THE PACIFIC COAST SYRUP COMPANY.



BUILDING IN SANSOME STREET NEAR PACIFIC, E. P. ANTONOVICH ARCHITECT

IMPORTANT SALES OF CURRENT WEEK

Choice Powell Street Corner Near St. Francis Hotel Changes Hands

Almost concurrent with the petition of the owners and lessees of property in Sutter street to the supervisors, praying that the wrangle by which the Sutter street cars are prevented from running to the ferries be compromised on an equitable basis, Baldwin & Howell announce the sale of the northwest corner of Sutter and Powell streets for Lawrence McCreevy.

The lot is 77 feet 6 inches front in Sutter street by a depth of 112 feet 6 inches in Powell. It is one block from the St. Francis hotel and Union square and admittedly one of the choicest corners centrally located which has changed hands for some time. Besides its central location it is adjacent to all the principal clubs and at one of the principal transfer points. The buyer is William F. Perkins of the firm of Trowbridge & Perkins, the well known operator of the Sutter street cars. It is rumored to be in the neighborhood of \$120,000.

Baldwin & Howell also just sold the northwest corner of Fillmore and Eddy streets for Flora B. McDermott. The lot, 137 feet 6 inches in each street, is under lease to one tenant at a net rental of \$500 per month. The buyer has purchased it as an investment. The aggregate price of the two sales just made is stated by the agents to be about \$225,000.

While considerable activity is manifest in centrally located properties, the sale just made is a good indication of conditions in Fillmore street. In December, 1907, the southeast corner of Fillmore and O'Farrell streets, 120x137, with improvements, sold for \$105,000. Cleveland Forbes purchased the northwest corner of Fillmore and Ellis streets, 137-6x137-6, and improvements, in March, 1911, for \$125,000.

The construction of the Fillmore street tunnel, the importance of the street as an artery to the exposition and the substantial buildings gradually being erected in Fillmore street, as well as the volume of business, are attracting men seeking property for permanent investment.

An important sale in an unimproved downtown corner was effected within a week when Charles Schlessinger sold through the real estate firm of Joseph Miller and O'Farrell streets, 120x137, northeast corner of O'Farrell and Taylor streets, 32-6 by 72-6 feet. Schlessinger has been holding the property at \$175,000, and while the price is not made public it is understood to have brought something near that amount. The purchaser, a client of Rucker & Co., purchased for an investment, and it is understood will erect a very fine building on the lot in the near future.

W. B. McGerry & Co. report a very good demand for close in, medium priced property. Among their recent sales are the following:

Lot 30x50-6 in the south side of Clay street, 60 feet west of Montgomery, for the account of F. B. Bate et al. to Lee Yum and Lee Foon; price \$12,000.

An apartment house of 24 rooms in the west side of Hyde street, 71 feet south of Clay, for Ursula Lager to H. Schalk; price \$17,500.

For the Rosensau Realty company to Ursula Yager, two lots in the west side of Polk street, south of Filbert.

For the Executive Investment company to John Demphick, lot size 27-6x75 in the north side of Washington street, 90 feet east of Polk; price \$2,000.

Lot size 51x137-6 in the south side of Broadway, 137-6 feet east of Hyde street, for Louis Weller Stevens and Laura Weller Cropper to William A. McKee. The purchaser will immediately make public use of the property.

The southeast corner of Leavenworth and Valencia streets, for the account of Henry Deming to Henry Munn.

Lot 30-8x47-6 in the east side of Polk street, 50 feet north of Jackson, for the Rosensau Realty company to Mabel Deering.

Lot 50x100 in the east side of Van Ness avenue, 60 feet north of Turk street, for the account of E. C. Benner to William Googel.

For the account of the Rosensau Realty company, lot size 50x100 in the west side of Polk street, 60 feet east of Hyde, lot size 25x100, sold for the account of E. T. Osburn to A. Soltman; price \$1,000.

North side of Pine street, 60 feet east of Hyde, lot size 25x100, sold for the account of E. T. Osburn to A. Soltman; price \$1,000.

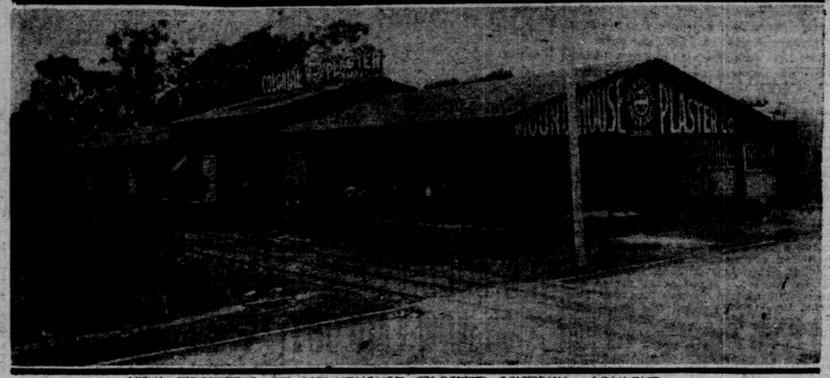
Two lots on lot 25x100 in south line of Lake street, 32-6 feet west of Leavenworth, for account of Charles E. and Mary Ella to Kate and Annie McMahon.

For the account of J. K. Warner to Mrs. James S. Hickey, lot 25x100 and two lots of seven and eight rooms in the west side of Lyon street, north of Hyde.

Lot size 25x120 in the west side of Edgewood avenue, 245 feet south of Sunset, for Helen F. O'Brien to H. D. Friman.

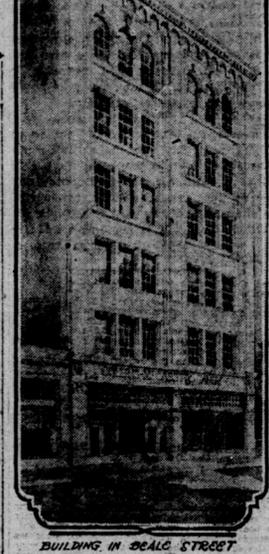
For the account of Waldron and Dietrich as Rosensau Realty company, lot 30-8x47-6 in the

NEW PLASTER FACTORY WILL EMPLOY PACIFIC COAST PRODUCTS IN MAKING OF HIGH STANDARD BUILDING MATERIAL.



NEW FACTORY OF MOUNDHOUSE PLASTER COMPANY - OAKLAND

Building specially designed for a candy factory.



BUILDING IN BEALE STREET

INGLESIDE EAST BEING IMPROVED

The enormous operations now in progress to provide the required area for San Francisco's further development have not failed to attract general attention. Keen interest is shown by the public in the work now going on between Ocean avenue and Lincoln way.

Upon completion of the Twin Peaks tunnel this section will be within 15 minutes of the civic center. This fact can not be lost sight of, and today there is no residence district in San Francisco which offers the advantages these lands possess.

Among others the Urban Realty Improvement company are rapidly forging ahead and the work that has been done by them at Ingleside terraces (the old racetrack) is unprecedented. They are transforming 150 acres of land into a residential park, which will be second to none in any California city.

We Know That You Will Be DELIGHTED WITH

MARIN HEIGHTS

If you only see it. Therefore, in order to get you and your friends to visit Marin Heights Tomorrow, we offer

FREE TICKETS

Luncheon will also be served. There is no "catch" to this. Come or send to our office today, and we will be glad to give you tickets to get to Marin Heights tomorrow.

Beautiful Lots \$100.

With water, sewers, streets; \$50,000 school, two blocks; marine view; 100 trains pass the property daily; will be 20 minutes from the Exposition nearer than any part of Oakland, Berkeley or Alameda.

HOW TO GET THERE

Take the Sausalito ferry, and the Mill Valley train at Sausalito to Almonte Station.

Northwestern Realty Co. 710 CLUNIE BLDG., Sutter 7100

BANKS LOANING FREELY ON REALTY

Building Operations and Purchases Encouraged by Local Savings Institutions

A good indication of the confidence of the San Francisco savings banks in the solidity of city real estate is shown by the fact that one bank this week made new straight loans of nearly \$500,000 on business property.

Other banks have loaned liberally to facilitate building and buying of realty. Following are some of the loans made this week:

The Savings Union bank made a building loan of \$12,500 to W. M. Carr to construct a four story brick apartment house in the west side of Jones street, 112 feet north of Geary.

The Hibernia bank made a straight loan of \$20,000 to the Shick Estate company on property in the south side of Bush street, 137-6 feet west of Montgomery, on a lot 55x137-6.

The Anglo-California Trust company made a loan of \$10,000 to the Central Milk company to complete payments on their new building in the west line of Clementina street, 150 feet north of Fourth, which cost \$30,000 to construct.

The German Savings bank loaned \$0,000 to J. H. Diers to build a two story class C machine shop in the east side of Beale street, 200 feet south of Mission.

The Bank of Italy loaned \$11,000 to S. Barbieri to construct six four room flats at the southwest corner of Pacific and McCormick streets.

The Mutual Savings bank made a building loan of \$2,750 to Thomas Scorie to construct a restaurant in the north side of Jackson street, 137-6 feet west of Hyde.

The Italian-American bank loaned \$8,500 to Henry Bush and Louis Goodman to build apartments in the north side of Jackson street, 137-6 feet west of Hyde.

The Savings Union bank made a straight loan of \$20,000 to the Edward Barrow Estate company on the Belvedere hotel property at the southwest corner of Taylor and Geary streets.

The Hibernia bank made a building loan of \$2,000 to Florence B. Cruz to erect apartments in the north side of Geary street, 100 feet east of Van Ness avenue.

The Hibernia bank loaned \$10,800 to Paul B. Taylor to complete the purchase of property in the south side of Turk street, 27 feet east of Polk on a lot 00x35, the cost of the property being \$20,000.

The Savings Union bank made a building loan of \$10,000 to Shelley Inch Sr. to erect stores at the southeast corner of Tenth avenue and Clementina streets, on a lot 75x105.

The Columbus Savings bank made a loan of \$12,000 to the Van Ness Avenue Land company on property at the northeast corner of Fell street and Van Ness avenue.

The Sugar bank loaned \$5,000 to E. D. Sullivan to build apartments costing \$7,500 in the east side of Dolores street, 25 feet north of Twenty-first.

The Savings Union bank made a straight loan of \$21,000 to Harrison Bryant and Mission streets.

PROGRESS RAPID WEST OF PEAKS

New Subdivisions and Large Improvement Work Projected in Area Served by Tunnel

There is a strong trend of development toward the southwestern part of the city, or Lake Merced district, which is attracting investors to that section.

It is estimated that \$25,000,000, or more than the total cost of the 1915 exposition, will be spent in street improvements and buildings south and west of Twin peaks within the next seven years.

The opening of Twin Peaks tunnel and the rapid transit through the tunnel from Market street, the heart of the city, to this section will bring it within 20 minutes of Third and Market streets and within easy reach of every important section of the city.

Already large holdings have been subdivided and preparations made for extensive improvements. The firms operating in this section—the Parkside company, Edwin & Howell, the Urban Realty company and J. W. Wright & Co.—report unusual activities, and the expectations for the future are more than promising.

Ocean View park, the subdivision opposite Lake Merced and the golf links, and fronting on Junipero Serra boulevard, destined to be the main artery of travel and transportation to the peninsula, is directly in the line of the next improvement work on which the leading realty firms are spending millions of dollars.

Ocean View park is handled exclusively by J. W. Wright & Co., 228 Montgomery street. A city map, illustrated in colors, showing locations of exposition site, diagram of Stockton street and Twin Peaks tunnels, scenic exposition boulevard system, the Merced lakes, the Spring Valley property and Ocean View park, the new subdivision, distributed free of charge at their offices, 228 Montgomery street, San Francisco.

CALIFORNIA PACIFIC TITLE AND TRUST COMPANY

CAPITAL - - - \$1,100,000 (Fully Paid)

The California Pacific Title and Trust Company (composed of the California Title Insurance and Trust Company and the Pacific Title Insurance Company) announces the removal of its offices to the California Pacific building, located at the northwest corner of Sutter and Montgomery streets, San Francisco.

OFFICERS

E. J. McCUTCHEM, President. FRANK G. DRUM, Vice-President. A. H. WINN, Vice-President. MURRAY F. VANDALL, Manager and Secretary.

DIRECTORS

E. J. McCutchen, Frank G. Drum, William Babcock, Harry L. Tevis, James Ralph Jr., James L. Flood, Charles R. Bishop, Garret W. McSherry, D. L. Randolph, James D. Phelan, I. Steinhart, John S. Drum, Robert Bruce, George H. Mastick, A. H. Winn, E. H. Rixford, Edward H. Clark, Murray F. Vandall.

UNDERSTAND OUR REPRESENTATIVES DO NOT ASK YOU TO BUY IN THE CROCKER AMAZON TRACT

They simply show you over the property and state the facts concerning it. After this, should you desire, to secure one of the lots, they will be glad to arrange matters according to your circumstances.

The Crocker-Amazons Tract, located at Mission st. and Geneva av., is the only subdivision in San Francisco having a civic center.

The Mission st. car to sales office at Mission st. and Geneva av. CROCKER ESTATE CO. Owner 525 Crocker Nat'l Bank Bldg.

Phone Market 348. Home Phone M7790. Repairing a Specialty. Capitol Sheet Metal Works (Incorporated) Manufacturer of Architectural Sheet Metal Work, Galvanized Iron and Copper Cornices, Skylights, Ventilators, Fire-Proof Metal Windows and Doors, Kalamend Doors and Trim.

Office and factory, 1927-1935 MARKET STREET, San Francisco, Cal.